MINUTES

CORPORATION

MASTER BUILDERS
EXCHANGE

F-5240

Master Builders' Exchange of Philadelphia, Pa.

Minutes, 1886-1891

Philadelphia, Pennsylvania

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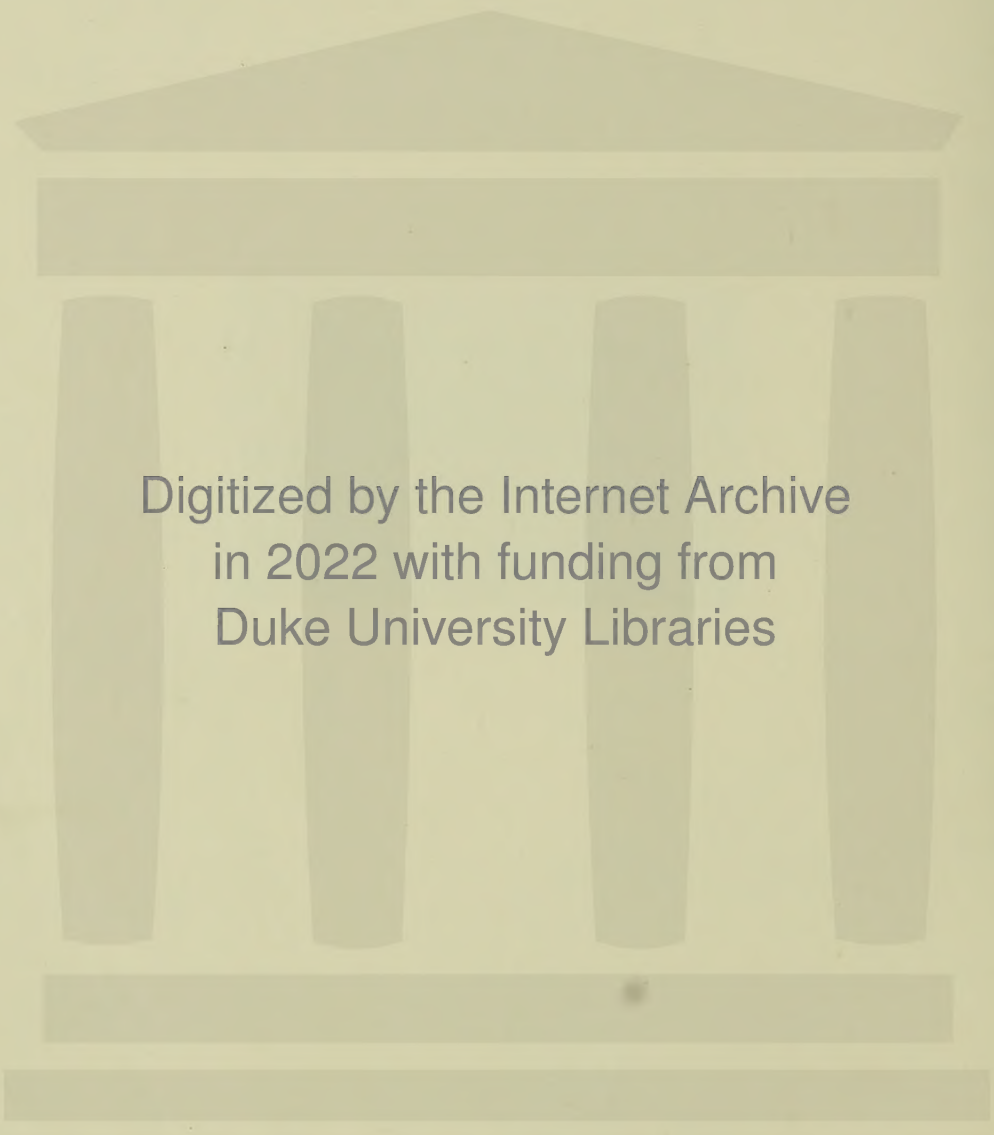
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Introductory

Extract from the minutes of the Master Plasterers Co. held at Earlys' Hall 1321 Arch street June 7th 1886

Charles H Reeves having obtained the floor, spoke as follows. For some months past, he had been in consultation with several prominent Builders in regard to forming an organization composed of all branches connected with the building trades, and, had in all cases found a favorable response, but none of them seemed willing to take the initiative steps. Our employees have their different organizations; therefore their strength to. We do not object to their being organized, but, if last year, we had an organization, such as I speak about, we would not have been at their mercy, as we were then; and we would have some opportunity to help each other, instead of being compelled to yield to unjust demands. Therefore Mr President, I move that a committee of three be appointed to send notices to the various employing organizations, to confer, as to the advisability of such organization. Wm H Albertson seconded the resolution, and in so doing, stated that he was heartily in favor of the resolution and, if we should succeed, which he had no doubt we would, it will be a great benifit to the building interest. Carried.

Mr J Finley Allen, also spoke favorable to the resolution and hoped the matter would be pushed forward as rapidly as possible, and moved that the Treasurer Chas H Reeves, President James J Allen and Vice President Wm H Albertson, constitute the committee. Carried.

Mr. Geo. S James agreed with the resolution just carried and, as there would be some expense attached, that the committee be authorized to draw on the Treasurer for such sum as they may need. Carried. Signed Wm J Roscoe. Secty.

The committee held their first meeting June 11th at office of Mr Jas J Allen, 212 So. 10th st. and, after having drafted a circular to be sent to the following branches, Carpenters, Bricklayers, Plasterers, Painters, Mill Workers, Stone Cutters, Roofers, Plumbers, Brickmakers, Iron Workers, and adjourned to meet at the call of the chairman.

After a few weeks, having received favorable answers from most of the organizations, it was resolved to call a meeting for Sept. 6th 1886. at 1321 Arch st. (from which time minutes will show.)

1st Meeting of the Builders' Exchange

PHILADELPHIA, SEPTEMBER 6TH, 1886.

In pursuance of notice, the undersigned met at Earley's Building, 1321 Arch street. At 8.30 P. M., the meeting was called to order, by Mr. David A. Woelpper being called to the chair, and Wm. H. Albertson to act as secretary.

After the object of the meeting had been stated by Mr. Chas. H. Reeves, and a general expression of opinions by those present, the chair appointed Mr. Stacy Reeves, Geo. W. Roydhouse, and Fred. F. Myhlertz a committee to draft resolutions expressing the intentions of the organization.

After due consideration the Committee offered the following :

Resolved, that we, the Committee appointed to meet here to-night by our several organizations, agree that we will recommend our different associations the necessity of forming an organization of the different branches of the building trade of Master Mechanics and Material Men for our mutual benefit and protection, and to be known as the Builder's Exchange of the City and County of Philadelphia.

David A. Woelpper,	Wm. H. Albertson,	Chas. H. Reeves,
Jos. Chapman,	Wm. B. Carlile,	Stacy Reeves,
Wm McCarter,	Jas. T. Allen,	Geo. W. Roydhouse,
Michael Magee,	Wm. Smith,	Chas. E. Carman,
Hugh Copeland,	Fred. F. Myhlertz,	D. McMaster,
Jacob Dowler,	Samuel Lloyd,	John Gillespie.
W. H. Aman,	Miles King.	

After the appointment of Mr. Chas. H. Reeves as treasurer, the meeting adjourned to meet in Earley's Building, 1321 Arch street, on the second Wednesday in October, at 8 P. M.

WM. H. ALBERTSON,
Act. Sec'y.

meeting
Sept. 6. 86

Waelpper
called to chair
Albertson Sec'y

Philadelphia Sept. 6. 1886

In pursuance of notice, the undersigned met in Early's Building 1321 Arch St at 8.30 P. M. the meeting was called to order by Mr David A Waelpper being called to the chair, and, Mr Albertson to act as Secretary.

Object of meeting stated

committee & resolutions

After the object of the meeting had been stated by Mr Chas H Reeves and, a general expression of opinion by those present, the chair appointed Mr Stacy Reeves, Geo. W Roydhouse and Fred. F. Myhlertz a committee to draft resolutions expressing the intention of the organization.

Resolutions & intention

After due consideration, the committee offered the following:

Resolved; That we, the committee appointed here to night by our several organizations, agree that we will recommend our different associations, the necessity of forming an organization of the different branches of the building trade of Master Mechanics and material men, for our mutual benefit and protection, and to be known as the Master Builders Exchange of the City and county of Philadelphia.

committee & signers resolutions

David A Waelpper, Jos Chapman, William McCarter, Michael Magee, Hugh Copeland, Jacob Dowler, Wm H Aman, Wm H Albertson, Wm B Carlile, Jas T Allen, Wm Smith, Samuel Lloyd, Fred. F Mayhlertz, Miles King, Chas H Reeves, Stacy Reeves, Geo. W Roydhouse, Chas. L Carman, D McMaster, John Gillespie.

Reeves Treas.

After the appointment of Chas H Reeves as Treasurer, the meeting adjourned to meet in Early's Building 1321 Arch St on the second Wednesday in October at 8, P. M.

Wm H Albertson
acting Secretary

Meeting Oct. 13. 1886

Philadelphia Oct. 13. 1886

An adjourned meeting of the Master Builders Exchange was held in Early's building 1321 Arch st. at 8. P. M. the President in the chair and the following present.

Who present

David A Woelpper, Chas H Reeves, Jos Chapman Stacy Reeves, Wm McCarter, Chas C Carman, Wm Smith, Fred. F. Moyhlentz, D McMaster, Jacob Dowler, Saml Lloyd, John Gillespie, Wm H Aman, Jno. F Hunecker, Wm J McBride, Wm Nice Jr. Chas Taylor and Wm H Albertson.

Minutes read

Minutes of previous meeting were read and approved,

After considerable discussion on the part of those present, on motion it was,

Com. to draft Constitution & By Laws

Resolved; to appoint a committee of five and, by the amendment of Chas H Reeves, was increased to one from each branch of business, to draft a constitution and By Laws, said committee being empowered to call in a representative from any branch of business not already represented.

The chair appointed the following as the Committee.

Committee

Carpenters	Stacy Reeves
Plastering	Chas H Reeves
Painting	Jos Chapman
Stone	Fred. F. Moyhlentz
Brick Makers	Jacob Dowler
Bricklayers	Geo. W Roydhouse
Plumbing	Wm Harkness Jr.

Woelpper Chm of Comm

On motion of Mr Stacy Reeves, Mr David A Woelpper, was made chairman of the committee.

Where meet

On motion, the room of the Master Plumbers was accepted, to hold our next meeting.

On motion it was Resolved; That we meet at the call of the President, in the hall of the Master Plumbers 141. North Seventh st. 3d. floor

adjd.

Adjourned

Wm H. Albertson

acting Secretary

Meeting of Com. on Constitution & By Laws Oct. 18. 1886

Philadelphia Oct. 18th 1886

The Committee on Constitution and By Laws met the above date at the hall of the Master Plumbers 1411 Filbert st. at 8 P M. the President in the chair.

Who present

and the following present.

D. A Woelpper, Stacy Reeves, Jos Chapman, Chas A Reeves, Fred J Moyhlutz, Jacob Dowler, Wm Harkness Jr, A P Shannon, John Byrd, R J Bancroft, John S Stevens, J. S. Thorn and the acting Secretary.

After that part of the minutes had been read regarding the appointment of the committee it

Recom. to obtain Charter

was Resolved, To recommend to our several organizations the advisability of obtaining a charter.

The committee then proceeded to draft the Constitution.

Constitution

Article 1st

Name

Article 1

Name

The name and style of the corporation shall be the Builders Association of the City and County of Philadelphia.

Article II

Object

Article II

Object

The character and object of this Corporation shall be for the encouragement and protection of the Builders interests in the City and County of Philadelphia, to inculcate just and equitable principles, establish and maintain uniformity in commercial usages, acquire, preserve and disseminate valuable business information, and avoid and adjust as far as practable, the controversies and misunderstandings which are apt to arise between individuals engaged in the trade, when they have no acknowledged rules to guide them, to the end that membership in the association may be an assurance to the public, of skill, honorable reputation and probity.

Article III

Location

Article III

Location

This corporation shall be located, and transact all its business in the city of Philadelphia.

Article IV

Successors

Article IV

Successors

This corporation shall have perpetual succession.

Article V

Article V

Organization

The business of this Corporation shall be managed by a President, three Vice Presidents, Clerk or Secretary, Corresponding Secretary, Treasurer, and a Board of Directors, and such other officers, agents and factors as the corporation may create for the purpose.

Article VI

Article VI
Investments

This corporation shall have power to purchase, hold and sell, and convey, and dispose of such real and personal property as its purposes may require, not exceeding the amount limited by law.

Article VII

Article VII
By Laws

This corporation may ordain and enforce all by laws necessary, convenient and proper for the governing of its affairs, not in conflict with the laws of this commonwealth or the laws of the United States, and the same, to alter amend, add to and repeal at their pleasure.

Com. on By Laws

On motion it was Resolved. to appoint a sub-committee to draft the By Laws: said committee to report to general committee on the following Tuesday.

Committee

The Chair then named the following as the sub-committee. John. S Stevens, Chas H Reeves, Wm Harkness Jr. and the President.

adjourned.

W. V. Williams
acting Secretary

Oct. 25-86

Philadelphia October 25th 1886

Com on By Laws

The committee on By Laws of the Builders Exchange met at the Master Plumbers Hall 141. N. 7th st. at 8. P.M. the President in the chair, and the following present.

Who present

David A Wolfpen, Stacy Reeves, Chas H Reeves. Fred J Mayhlety, Jacob Dowler, Wm Harkness Jr. John Byrd, R J Bancroft, J S Thorn, Jno. S Stevens, Geo. W Roydhouse, Miles King, Wm Smith, Peter Lanigan Wm N. Albertson.

By Laws read & appd

The minutes of previous meeting were read and approved.

The sub-committee then submitted the following By Laws, which, after considerable discussion on the part of those present: was accepted by the general committee for presentation to the Builders Exchange on Tuesday Nov. 2nd 8 P.M. in the Master Plumbers Hall 141. N 7th st.

Adjourned

W. V. Williams
acting Secretary

Meetg of Exchge Nov. 2nd 1886

Philadelphia Nov. 2nd 1886

Builders Exchange met at the Hall of the Master Plumbers 141 North 7th st. at 8 P.M. the President in the chair.

Who present

Present- David A Wolfsperger, Stacy Reeves, Wm Smith, W. H Aman, Jacob Dowler, Geo W Roydhouse, Miles King, Chas H Reeves, James T Allen, Jos Chapman, Wm Harkness Jr. Jno F Hunter, Fred. F Moyhlutz, Hugh Copeland, John Byrd, Wm Mc Bride, Peter Carrigan, A P Shannon, J.S Thorn, Wm H Albertson.

Minutes not read

In consideration of the few present, the minutes of the previous meeting were not read.

Print copies of Constitution & By Laws

On motion of Chas H Reeves, the Secretary was instructed to have fifty copies of the Constitution and By Laws printed and sent to the members, the number of copies, on the amendment of Geo W Roydhouse, was increased to Two hundred and fifty, five copies to be sent to each member.

When to meet again

On motion of Mr Jacob Dowler, it was: Resolved; That when this meeting adjourns, it would be to meet on the second Friday in December, in order to give the members time to present to their several organizations, the Constitution and By Laws; and it would then be expected, they would come prepared to act: and on motion of Jas T Allen, the Secretary was instructed to make statement to that effect in sending out the copies.

Adjourned

W. H. Albertson
acting Secretary

December 10th 1886

Meetg of 2nd Friday postponed

By order of the President, the meeting called for Second Friday in December, was postponed until the 17th inst. as per notice.

W. H. Albertson
acting Secretary

Meetg Dec. 17.

Philadelphia Decemb. 17th 1886

At a meeting of the Master Builders Exchange held the above date in the Hall of the Master Plumbers association 1411. N. 7th St. the President in the chair.

Secy Protem

In the absence of the Acting Secretary, not being present in consequence of being hurt, Mr Wm Harkness Jr was called to act as Secretary pro tem.

The roll being called the following were present.

Who present

Stacy Reeves, Chas C Carman, W. Smith, Wm Price, Gillespie, Roydhouse, King, Chas A Reeves, Allen Harkness, Hoffecker, Boyd, Thom, Stevens, Merriman, Lindsay, Pierce, Wilkins, Hardwick, Evans, Watson, Boorse, Hinman, Turner, McCaul, Diamond, Dobbins, Armstrong, Collom, Andress, Harris Gillingham, Sanders,

Minutes appd

Minutes of previous meeting were read and approved.

Report of Com on Constitution & By Laws

The committee on Constitution and By Laws, then presented their report, which was read by Mr John S Stevens, and the following amendments, were then offered.

The first article of the Charter was amended by Mr Geo W Roydhouse, by striking out the word association and inserting Exchange.

Section 6. was amended by inserting, after the word shall, the words. be 21.h, and after the word Explica. ce"(if applicable) adopted.

On motion, the Charter as amended was adopted as a whole.

The following sections of the By Laws were then adopted as printed: Article 1. Sections. 1. Section 2. Section 3. Section. 4. Section 5. Section 6. Section 7 Section. 8. was amended by striking out the words Copartnership or Corporation, on the second line and also on the 10th line, and inserting the word "Members" on the 10th line.

The section as amended was then adopted. Article. II. was adopted. Article III. adopted. Article IV. Section. 1. was amended by adding on 3d line the words; 'and shall be more than two candidates, the one receiving the least number of votes, shall be dropped at the end of each ballot". Section 2. was amended by striking

out "one" and inserting "Three" on 4th line of section and striking out on last line "the same period" and inserting "one year". Section 3. adopted.
The whole article as amended, was then adopted.
The following articles were then adopted.
Articles V VI. VII. VIII. IX. X
An amendment was offered to article IX. that the admission fee should be Fifteen dollars instead of Twenty Five, which was lost. The article was then adopted as printed.
Articles XII. and XIII adopted.
The Charter and By Laws, were then adopted as a whole.

Com. to nominate candidates for Directors

On motion of Mr J S Stevens, a committee of five, together with the President and the Secretary be appointed by the chair, to prepare nominations for the first Board of Directors, and, to employ the necessary legal Counsel to prepare Charter and, that when we adjourn, it would be to meet at the call of the chair.
There being no further business the meeting adjourned.

Wm Harkness Jr.
Secretary Pro tem

Committee

After adjournment, the chair appointed the following Committee

John S Stevens
Stacy Reeves
Chas H Reeves
Geo W Roydhouse
Wm Harkness Jr
David A Woolpper. President
Wm H Albertson. acting Secretary

Meeting
Dec. 28. 1886

Philadelphia Dec 28th 1886

A meeting of the Master Builders Exchange was held the above date, at the Hall of the Master Plumbers association 1111. Rigby St. at 8 P M.

D A Wolfspen. President in the chair.

The following were present.

Who present

Stacy Reeves, Garman, Smith, King, Magee, Roydhouse, Dobbins, C A Reeves, Wolfspen, Nice, Inman, Dowler, Chapman, Harkness, Haneken, Muhlentz, Copeland, McBride, Byrd, Carrigan, Shannon, Thorn, [illegible] Walsen, Reeves, Gear, Andrews, Gilling=ham, Harris, Fisler & Crew, Eyanson, Cresswell, Little and Albertson.

Minutes appd

The minutes of previous meeting were read and approved.

Dec. 4. By Laws

On motion, Section 7. of the By Laws was changed, striking out the words "Organization and Corporation."

The report of the Committee on the selection of the first Board of Directors, was then read naming the following gentlemen.

[illegible] Reeves, Geo. Walsen, Geo. W Roydhouse, Miles King, Chas A Reeves, Wm Albertson, David D. Wolfspen, R Bancroft, John S Stevens, Samuel J Cresswell, [illegible] Reeves, A Chapman, [illegible] Muhlentz, [illegible] & Eyanson, Wm Garman Jr, R P Shannon, Mourell Dobbins.

Byrd in place of Bancroft

In consideration of the statement that Mr R Bancroft could not attend the meeting, owing to his health, it was Resolved, to place the name of Mr John Byrd, in place of Mr Bancroft.

Directors elected

The report was then accepted and, on motion the Secretary was instructed to deposit one ballot and the above named gentlemen were declared elected.

Communication from Boston

The Secretary then read the Communication from the Master Builders Association of Boston, Mass, which extended a very cordial invitation to send a delegate to represent the Master Builders Exchange of Philadelphia at the National Convention of the Master Builders to be held in Boston Mass. on the 10th. 11th & 12th of January 1887.

On motion, Jno. S Stevens was unani

mously chosen. and, the Secretary was requested to notify Mr Stevens of the above.

notify to become members

On motion, the Secretary was requested to notify those not present, of the advisability of becoming members on, or before the next meeting in order to save themselves the trouble of coming in as per By Laws.

next meeting

On motion it was as Resolved, That our next meeting should be held in January.

Thanks to Master Plumbers

There being no further business the meeting adjourned, with a vote of thanks to the Master Plumbers Association for their kindness in attending the use of their room.

adj'd

Adjourned. Jno H Albertson
Acting Secretary

Annual Meeting Jany. 25. 1887

Philadelphia Jany. 25th 1887

The First Annual meeting of the Master Builders Exchange was held the above date in the Board of Trade Room 10th st above Chestnut st at 3. o'clock P. M. the President John S Stevens in the chair:

Pres't states object

After stating fully, the object of the organization, ordered the Secretary to call the roll, when the following answered to their names.

Who present

John S Stevens, David A Wallspan, Stacy Reeves & Sons, Geo M Roydhouse, Chas A Reeves, Wm H Albertson, Geo Watson & Son, Fred. J Moyhlert, Wm Harkness Jr, J. S Thorn, Hugh Copeland & Son, Alfred P Shannon, Saml J Creswell, Jno Chapman, Jno E Eyanson, Maxwell Dobbins, John Boyd, Chas Gillingham, Chas Emmons, Wm Smith Jas J Allen & Son, Wm Nice Jr Wm H Ahearn & Bro, Wm McCarter, Gault & Dick, Weaver & Pennock, Wm M Montzinger, E Remick Wm Shedwick, J H Doan, J R Garber, J M Harris, Thos Little & Son, Wm C McPherson & Sons, M McCarron, Chas Benton, B Ridgway, Mason Bros, Chas Stewart, Rea & Riley, Geo F Payne & Co, Irvine & Hardy, Edw A Hollis, Frank R Williamson, C C Hinrichs, Wm J McGinley, J Sims Wilson, D Conway & Sons, Henry Engle, J & J L Pennock, J A Smith, P A Will & Sons, G R Vogel. A N Williams & Sons, David S Creswell, Clifford P Allen, Jacob Mayes. Wm P Hogg, A. G Ruvinger, Edm C Savery, John Campbell, John C Atkinson, J C Marshall, J M Keeney, Wm Devitt & Son, J A Black & Son. A R Coulomb, Lewis Essick

Election of officers

The organization then proceeded to elect seven directors, to serve for the ensuing year.

The President announced the following named gentlemen as officers to conduct the election.

Judges Mon Henry Strawbridge
Tellers, Henry Taylor Enoch Pennick

The polls were then opened and the members proceeded to vote.

After those present had all voted, the officers declared the following to be elected.

David H Wolfpert	69 votes
Chas H Ellis	70 "
Wm King	70 "
Wm Hunter	68 "
Chas Gilbert	70 "
Hugh Copeland	62 "
Peter Cornog	63 "

Report committee on rooms

The Rev Watson, as Chairman of the committee on rooms, then made a very full statement as to the doings of said committee.

When, on the suggestion of Mr Stacy Grimes, to give the Committee power to rent a certain room, it was on motion of Mr Weaver, decided to lay the matter over until the next meeting of the organization.

Treasurer's report

The Treasurer then read the result of collections, including those of the present date, amounting to $2,191.25.

Adjourned,

William [illegible]
Secretary

Special Meeting Feb. 16. 1887

At a special meeting of the Master Builders Exchange of Philadelphia, held in the Board of Trade Room Mercantile Library Building 10th St above Chestnut St. Wednesday Feb. 16th 1887. at 2. oclock P.M. President John S Stevens in the chair.

objet of mtg

Mr Dayward present and Addresses mtg

The President stated the object of the meeting and announced that Mr W.H. Dayward, a member of the Master Builders Exchange of Boston was present, and would if desired, address the meeting, and, the meeting, having expressed its desire to hear Mr Dayward, he then gave an intresting history of the Master Builders Exchange of Boston.

The President then announced that the meeting would proceed to vote on the proposed amendments of the By Laws as follows.

Amendments to By Laws adopted

Amend Article 1. Section 1 Page 9 of By Laws, by adding the following Sections in their proper order.

1st There shall be two classes of memberships, one to be known as corporate members, and the other as Non-Corporate members. Unanimously adopted.

2nd " The Corporate members shall each pay, Two hundred Dollars ($200.), and shall not exceed One hundred (100) in number, and no member can hold more than one certificate. unanimously adopted.

3rd " When there are vacancies in the corporate membership of the corporation, such certificate of membership shall be held by the Board of Directors until such vacancies are filled, but the certificate of membership so held, shall not be voted upon at any meeting. Unanimously adopted.

4th " Certificates of membership shall be issued by the Treasurer and countersigned by the President, with the seal of the Corporation attached and attested by the Secretary. Unanimously adopted.

5th " No transfer or reissue of a certificate of membership shall be made until the original certificate shall be returned to the Treasurer, and cancelled and pasted on its proper stub in the certificate book, with reference endorsed thereon showing the transaction. Unanimously adopted.

6th " The holders of certificates of membership are alone entitled to vote in meetings of the Corporation either

person or by proxy. On motion of Mr Henry R Coulomb the following was added: In case the loss of a certificate of membership shall be established to the satisfaction of the Board of Directors, they may authorize the Treasurer to issue a new certificate in place of the one lost. Unanimously adopted.

7. In case of the withdrawal or death of any corporate member, the certificate held by him shall revert to the corporation, the Treasurer paying over to the holder or his heirs or assigns, such value for the same, as may be fixed by the Board of Directors. Unanimously adopted.

8. In case of any change in a co-partnership holding a certificate, the said certificate shall revert to the corporation upon payment by the Treasurer, to the holder, such value for the same, as may be fixed by the Board of Directors. Unanimously adopted.

9. Non corporate members shall pay the same dues as the corporate members, and shall have all the rights and privileges of the Exchange, with the exception, that they have no voice or vote in the management of the corporation. Unanimously adopted.

10. Material men can only become non-corporate members. Unanimously adopted.

Amend Article 1. Section 1. Page 9.

By inserting after the word "person" on the first line, the words "or Co-partnership"; changing "is" to "are" on first line; striking out "an" on second line; adding to the "s" to employer on second line; changing "is" to "their" on fifth line, so as to read "any person or corporation who are practically engaged as employers" &c. Unanimously adopted.

Article 1. Section 2. page 9. amend by adding at the end of section:-

The application of a rejected person or firm can not be renewed under a less period than six months from date of rejection. Unanimously adopted.

Amend Article 1. Section 7. Page 11.

By striking out the word "may" on the first line, and inserting the word "shall" so as to read "a corporation shall be elected" &c. Unanimously adopted.

Page 11. Article 1- Section 8.

Insert after the word "any" on first line, the word "one"

Strike out all after the word "corporation" on seventh

and all of section after the word "member" on ninth line. Unanimously adopted.

Article 1 Add another section as follows:-
Incorporated companies engaged in the manufacture of materials used in the construction of buildings, may, upon designating one person to represent their interest, become non-corporate members. Unanimously adopted.

Page 14. Article 4. Section 1
Strike out on first line, the words "all officers" and insert "the Board of Directors". Unanimously adopted.
Section 3.
Strike out on second line, the words "after the annual meeting of the corporation". Unanimously adopted.

Amend Article 6. Section 1. Page 18. by striking out on the last two lines of first paragraph the following words:-
"The President of the Corporation shall act as President of the Board" Unanimously adopted.

Page 21. Article 11.;-
Strike out both section 1. and section 2. Unanimously adopted.

Page 21. Article 12:-
Strike out "twelve" and insert "fifty". Unanimously adopted.

amendments adopted

The President then announced that all the amendments were adopted unanimously.

vote who to become corporate members.

The President then announced that a vote would be taken as to who, of the members wished to become full corporate members by paying $200.- or non-corporate members, and requested the members to answer when their names were called, and then directed the Secretary to call the roll, and the following named gentlemen answered.

Wm H Albertson	Full corporate		Wm C McPherson & Sons	Full Corp	
Jas T Allen & Son	"	"	Chas McCaul	"	"
Jno L Atkinson	"	"	W. M. Mentzinger	"	"
Clifford P Allen	"	"	Thos N Mealshall	"	"
Michael B Andress	"	"	Jacob Moyers	"	"
John Atkinson	"	"	Jas Mearin & Bro	"	"
Atkinson & Mykleby	"	"	Wm Nice Jr	"	"
Austin Obdyke & Co	"	"	Geo F Payne & Co	"	"
John Byrd	"	"	Jno F Prince	"	"
A G Bowinger	"	"	Stacy Reeves	"	"

H. A Black & Son	Full corp.	Geo W Rogerhouse fullcorp.
R F Bancroft & Son	" "	Chas H Reeves "
Peter Corrigan	" "	B Ridgway "
Saml E Caswell	" "	Jno S Stevens Sons "
Jas Chapman	" "	Alfred P Shannon "
Henry R Coulomb	" "	Chas Stewart "
John Campbell	" "	Wm J Hindwick "
Jas B Cooper	" "	J S Thorn "
David S Caswell	" "	Henry Taylor "
J Conway & Sons	" "	David A Woelpper "
Edward Coubberly	" "	Geo Watson & Son "
Wm R Chapman	" "	A Will & Sons "
Chas C Carman	" "	A N. Williams Sons "
Mowell Dobbins	" "	Weaver & Pennock "
Wm M Dougherty	" "	J Dinis Wilson "
Wm E Emerson	" "	Frank Williamson "
Saml A Frinch & Co	" "	Wm J Wilkins "
Malcolm Fulton & Co	" "	W. P Fogg & Co undecided
J & J Gillespie	" "	Michael McGarvon "
Jacob R Garber	" "	F. J Read "
Wm Gray & Sons	" "	Enoch Remick "
Harkness & Bro	" "	G. B. Vogel (Peerless Brick Co)
Edw A Hollis	" "	Non Corporate
Franklin M. Harris	" "	
Jos B Hancock	" "	
Irvine Hearty	" "	
Miles King	" "	
Kister & Orr	" "	

The President then announced that there were

vote for Amends — 71 votes cast for the amendments
" " corp. members — 66 " " " " full corporate membership
undecided — 4 " undecided
non corporate — 2 " non corporate
not present — 28 not present

On motion of Mr Henry R Coulomb seconded by Mr Geo Watson, Mr H. H Saward was unanimously elected an honorary member of the Master Builders Exchange of Philadelphia, and tendered a vote of thanks for the remarks made by him.

Com to attend Nat convention

On motion of Mr Henry R Coulomb, seconded by Mr Geo. Watson it was:-

Resolved That the Board of Directors be empowered to appoint a committee of Seven (7) to attend the National

Convention of Master Builders, to be held in the City of Chicago; and on motion of Mr Geo. Watson it was also:-

appropriation

Resolved; That this Exchange appropriate the sum of Three Hundred & Fifty Dollars ($350.) towards paying the expenses of said committee.

write members but dropping corporate

On motion of Mr Geo. Watson, seconded by Mr Merrill Dobbins, the Secretary was directed to write all members not present, asking, whether they intended to become corporate, or non-corporate members.

adj. to

On motion it was:-

Resolved; That when this meeting adjourns, it be to meet, Tuesday next 22nd inst at 8 o'clock P.M.

On motion then adj'd.

Wm H Albertson
Secretary

Stated meeting Feby. 22. 1887

At a stated meeting of the Master Builders Exchange of Phila. held at the Board of Trade Room, Mercantile Library Building, 10th st above Chestnut, Tuesday, February 22nd 1887 at 8 o'clock P.M. Jno. S Stevens, President in the chair.

Called to order

The President called the meeting to order, and directed the Secretary to call the roll, and the following named persons answered to their names.

Who present

Wm H Albertson, David S Brenner, Thos. Little & Sons, Jas I Allen & Son, D. Conway & Sons, Charles McLaud, Wilford, P. Allen, Edward Gibbons, Wm W. Harding, Ames & Brother, Carlisle & Barr, Thos H. Markland, Michael B Andress, Wm R. Chapman, Michael Magee, John Atkinson, Chas. L. Carman, Jas. McAmis & Bro, Atkinson & Mayhew, Thos. M. Dobbins, Geo. F. Payne & Co, Austin Abbott & Co, Wm R. Dougherty, John F. Prince, John Boyle, Wm Devitt & Son, Geo. W. Boyd house, F. A. Black & Son, Saml. H. French & Co, Chas. H. Reeves, Geo. F. Brown, J. & T. Gillespie, F. Ridgway, Hugh Boyd & Son, Jacob R. Barber, Enoch Renick, R. F. Bancroft & Son, Washington Gear, John S. Stevens & Son, Peter Lanigan, Mathues & Brother, A. B. Shannon & Sons, Hugh Copeland & Son, Hunter & Son, John L. Savery, Joseph Chapman & Co, Edward A. Hollis, Charles Stewart, Henry R. Loudenslager, Darius Hearty, Steinmetz & Boorse, John Campbell, Miles King, William Smith,

John B Cooper, Kemp & Garrison, J. D. Thorn
Geo. Watson, Weaver & Pennock, A. Bell & Sons,
J Sims Wilson,

Communications declaring intentions

Communications from the following parties were read, declaring their intention of becoming full corporate members.
Rogers Bros, Geo. F. Payne & Co, Michael McGarrow, Enoch Renick, Wm H. Loan, Hugh Copeland & Son, Washington Gray, Kemp & Garrison, and Wm Little & Sons.

Want more time

Communications were also received from L. L. Hinman, Hamilton & Smith and Garrett & Pitt requesting additional time, to decide whether they will become corporate or non-corporate members.

Proposal for Corp member

A communication was also received from Dorsey & Smith, submitting their name for Corporate membership

Send notice of intention

On motion of Mr John J Weaver it was:
Resolved; That notice be sent to the original members of this Exchange, who have not given notice whether they wish to become corporate or non-corporate members, that a definite answer must be given by the next monthly meeting of this Exchange.

Request form of application

The Secretary was directed to furnish new printed forms of application for membership, to each member as soon as possible.

Delegates to National Convention

The President announced that he had appointed the following, Delegates and alternates to attend the National Convention of Master Builders to be held in Chicago.

Delegates	Alternates
Fred. T. Mayfield,	Wm Gray
Henry F. Lougland	Geo. W Roydhouse
Wm Hutchinson Jr	Wm B Irvine
Geo. Watson	Stacy Reeves
D A Woelpper	Chas Gillingham
Chas H Reeves	Wm H Albertson
John S Stevens	Wm L McPherson

The President also announced the following standing committees of the Board of Directors.

Standing Committees

Arbitration
Geo. Watson Chairman
Miles King
Fred. F. Moyhlerty
Joseph Chapman
Wm Harkness Jr.

Finance
D A Woelpper - chairman
Maurell Dobbins
Fred. F. Moyhlerty

Architects Plans & Contracts
Stacy Reeves Chairman
Miles King
Joseph Chapman
John E Ryanson
S J Loresmell

all of which were approved.

Printing & Supplies
Wm H Albertson Chairman
Alfred P Shannon
John Byrd

Legislation
Wm Harkness Jr Chairman
Geo. W Roydhouse
Peter Corrigan

Laws
S. J. Loresmell Chairman
Chas Gillingham
Hugh Copeland

Rooms & Rents
Chas H Reeves - Chairman
E. S Thorn
Jno. F Hinrichs

Com. on Room report

The President announced that the Committee on Rooms had reported, and requested Mr Geo Watson, chairman of the committee, to make a concise report to this meeting, which Mr Watson did, and then stated that the committee had decided, to recommend to this Exchange, that the Rotunda of the Philadelphia Exchange, be rented for the term of Two (2) years, at a rental of $2000. per year: and, after expressions of opinion by several members, it was: on motion duly seconded:-

Rent. Rotunda

Resolved: That the Rotunda of the Philadelphia Exchange be rented for the term of Two (2) years, at a rental of Two Thousand Dollars ($2000.) per annum.

Treas report

The Treasurer reported the amount of money received since last meeting, to be $772.50

When must pay Separate fee

On motion of Mr Henry R Boulomb, duly seconded, it was Resolved: That members who wish to become corporate members, be given until the April meeting of this Exchange, to pay their initiation, and, that no certificate of membership be issued until the full amount has been paid.

Notice by Secretary

On motion, duly seconded it was: Resolved: That

an addition be made to the By Laws, designating the duties of the Secretary.

Boulomb. suggests — Mr Henry R. Boulomb suggested, that Trustees be appointed; also Committee on bills.

adjd — On motion adjourned.

W. H. Albertson
Secretary

Stated meeting March 22. 1887 — At a stated meeting of the Master Builders Exchange of Philada, held in the Sales Room of the Phila Exchange 37 & Walnut streets on Tuesday evening March 22nd 1887 at 7. Oclock. Jno S Stevens. President in the chair.

Quorum present — A quorum was present; and,

Minutes appd — The minutes of last meeting were read and approved.

Communications — Communications were received and read, from Wm J Shedwick desiring to become a non-corporate member.

From Hugh Boyd & Son, desiring to become a Corporate member.

From the Master Builders Exchange of Charleston, in relation to Building Laws.

Committees report — Committee on Printing & Supplies reported that the Certificates of Corporate membership would be ready on Tuesday next.

Committee on Room & Rules reported progress.

Committee on Reception at opening ceremonies reported progress.

Mr Hartness. Committee on duties of Secretary reported as follows.

Proposed amend

PROPOSED AMENDMENTS

TO THE BY-LAWS,

Recommended by the Board of Directors.

Page 10, Section 3, on 3d Line;
Page 12, Section 1, on 5th Line;
Page 15, Section 1, on 10th Line;
Page 16, Section 3, on 15th Line:—
Strike out the word "clerk," and insert the word "Secretary" in the above places.

Page 12, Section 1, on 7th Line:—
Insert the word "Secretary" before the word "Treasurer."

Page 14, Section 3, on 5th Line:—
Insert the words "A Secretary" before the words "A Treasurer."

Page 14, Section 2, on 7th Line;
Page 19, on 5th Line:—
Strike out "Clerk" and insert "Superintendent."

Strike out all of Section 5 on page 17, and add two new sections as follows:—

Secretary.

SEC. 5. It shall be his duty to act as Secretary of all meetings of the Corporation, Board of Directors, or committees, and keep a correct journal of all their proceedings. He shall collect all moneys due the Corporation, and immediately pay the same over to the Treasurer, taking his receipt therefor. He shall countersign all certificates of membership, and warrants drawn upon the Treasurer for the payment of moneys; and take charge of all books, papers, and other documents belonging to the Corporation. He shall give bond with two sureties, in such sum as the Board of Direc-

The following was then handed to the President and read.

Phila. March 22d 1887

John S Stevens Esq
President Master Builders Exchange

Dear Sir

Request for special meeting

We, the undersigned, respectfully request, that you call a special meeting of the Corporation, for the purpose of acting on the proposed amendments to the By Laws.

Signed. Wm Harkness Jr
John J Weaver
Enoch Remick
W. W. Moentzinger
Watson & Peale

Time Special Meeting

The President then named, Tuesday, April 5th 1887. as the day for the special meeting of the Exchange, to act on the proposed amendments to the By. Laws.

Applications for membership

The following applications for membership were then read as follows.

Joshua L. Childs Plasterer. N. E Cor. 19th & Parish. Recommended by Chas H Reeves
Pinton & Fowler. Painters 605 N 8th Recom'd by. Jno F Hureter & per Chapman
Stephen Morris & Son. Mfrs Heaters & Ranges. 121. 23rd N. 6th Recommended by
Roydhouse & Atkinson & F. W. Harris.
John F. O Brien & Co. Plasterers & Pat. Scaffolding. 1314 So 9th
Recommended by. Jas T Allen & Son. J. W & C. H Reeves, W H Albertson
Leslie G. Worthington. Plasterer. 1701. N. 17th
Recommended by. J W & C H Reeves, W H Albertson
Wm Kee & Son. Stair Builders. 803. 805 Brown. Recommended by
Geo. Watson & Son & Chas H Reeves.
J. W. Gaskill & Sons. Lumber. Green St Wharf.
Recommended by. F. A Black & Son, W. L. McPherson & Sons.
N. & G. Taylor Co.. Merchants. 303. 305 Branch.
Recommended by J. S Thorn, D. L Woelpper.
Marshall Bros & Co. Sheet & Plate Iron Mfrs. Front & Girard Ave.
Recommended by. J S Thorn. D. L. Woelpper.
Morris Ebert. Imp. & Dealers in Bldg. Material - 302 Walnut
Recommended by. J W & C H Reeves, A G Bringer
Jas P Wood & Co. Steam Heating Ranges &c. 39. So. 4th
Recommended by. J. S Thorn. D L Woelpper.
Richd L Ballinger. Bricklayer. N E Cor. 7th & Callowhill
Recomm'd by F. W Harris, Geo W Roydhouse -
Dorsey & Smith. Bricklayers, Mfrs Heaters & Ranges. 111 N. 7

Recommended by Chas Stewart-

James A Bradin - Carpenter & Builder 2015 Sansom
Recom'd by Geo. Watson, Jno Byrd, Chas Gillingham

John M Lutz. Tin & Slate Roofer. 12-8. So. 2nd
Recom'd by Geo. Watson & Son, Jno. S. Stevens & Son, Jno. Byrd.

Phila Granite & Blue Stone Co. Granite & Blue Stone. 3018 Chestnut
Recom'd by Atkinson & Mayhlertz & Wm Gray.

Lesley & Winkle. Cement & Plaster. Fairmount Ave Wharf
Recom'd by W H Albertson, Chas H Reeves. Jno F Hunsicker.

J Reynolds & Son. Furnaces & Ranges. N W Cor 13th & Filbert
Recom'd by Geo. Watson & Son, Hunsicker & Son, J M Harris

John Magwells Sons. North River Blue Stone & Granite. 30th & Chestnut
Recom'd by Miles King, Atkinson & Mayhlertz

[illegible] Thompson. Plumbing, Gas & Steam Fitting. 923 Filbert
Recom'd by J Sims Wilson, Roydhouse & Atkinson

David McMaster. Stone Yard. 113. So. 30th
Recom'd by Atkinson & Mayhlertz, Wm Gray.

Elbridge & Nock. Bricklayer & Builder 2805 Girard Ave.
Recom'd by Wm H Albertson. J M Harris

Wm Adams & Co. Iron Founders. 960 to 970 N. 9th
Recom'd by Jno. S Stevens & Son. & W H C H Reeves.

W. D Haven. Prest. & Treas. Phoenix Iron Co. Archt. Iron Work & Mchy.
Recom'd by Wm L McPherson & Sons. J. A Black & Son Trenton N. J.

Reily & McCurdy. Lumber. 20th above York
Recom'd by J. A Black & Son. W C McPherson & Sons

Lewis Dietrich Sl. & Mason. 618 Noble
Recom'd by Wm Gray. B Ridgway

Wendell & Smith Builders 32d below Powellton ave.
Recom'd by E & A L Pennock. Stacy Reeves & Sons.

applications referred to Committees

The applications were referred to committees, to report at next monthly meeting as follows.

Elbridge & Nock. to Jno Atkinson, W J Gear. Miles King.
Joshua L Childs to Jas J Allen. A G Burnger. J M Doan.
Marshall Bros & Co. to Austin Roberts Jr, Peter Lanigan, D D Boswell.
N & G Taylor Co do do do do do
Fenton & Fowler. to J. A Black. J. & Taylor. W R Dougherty.
Leslie & Worthington. to A G Burnger, Chas. Colarman, Thos Little.
Jno F O'Brien & Co to do do do do do do
Wm Adams & Co to D Boswell. R J Bancroft Son. Roger Bros
W D Haven. to do do do
Lewis Dietrich to Hugh Copeland, Jno F Baines, Jno L Sawny.
Jno Magwells Sons to do do do
Phila. Granite & Blue Stone Co do do do
D McMaster do do do

Wendell & Smith to J. H. Doan. Wm. L. McPherson & Sons. Henry Taylor
Morris Ebert to Saml. H. French & Co, Irvine & Canty, W. H. Albertson
Lesley & Linkle to do do do
J. Reynolds & Son to Saml Hart, Miles King, Geo Watson
Stephen Morris & Son to do do do
Dorsey & Smith to F. McHarris, Michael Magee, H. R. Loveland
Richd L. Ballinger to Miles King, Chas Stewart, J. & J. Gillespie
Jas A. Bradin. to Thos Little, Kister & Owen, Jacob Myers.
Wm. Rice & Son. to W. L. McPherson, Stacy Reeves, A. L. Pennock.
J. W. Gaskill & Sons. to Henry Taylor, A. H. Williams, Wm Devitt
Jno. McLutz. to J. S. Thorn, Jno Byrd, Stanhanigan.
Jas D. Thompson. to Wendell & Pennock, W. W. Mentzinger, Geo B. Brown.
Jas P. Wood & Co to do do do
Reely & McCormick, to D. A. Woelpper, Chas Gillingham, A. Wilt & Son.

Andrews requests

Mr. McB Andrews requested that a committee be appointed to confer with the Master Bricklayers and other associations on change of Building laws, and on motion it was

Appoint Special Com. on Bldg Laws

Resolved:- That a special committee be appointed, to confer with other organizations, on change of Building Laws, and that the chair appoint the committee.

will appoint Com. at next meeting

The chair announced that he would appoint the committee at the next meeting.

Com. on Site Continued

The following committee on room and site were continued. Geo. Watson, Miles King, Murrell Dobbins.

Bills appd

The following bills were approved and ordered paid.

Bailey Banks & Biddle	for seal	8.50
W. F. Murphy Sons	" books	4.50
Horstmann Bros & Co	" Badges	24.17
Farrell & Co	" Safe	230.00
Chas H. Reeves	" Expense of Delegates to Chicago	350.00
	Total	617.17

Treas. report

The Treasurer reported as follows. Phila March. 22. 1887

Chas H. Reeves Treasurer.

In acct with Master Builders Exchange

Dr			Cr	
To Cash received	6786 00	By cash paid out as per orders	465.43	
		" " Deposited to Corp fund	3800.00	
		" Bal on hand Genl fund.	2520.57	
	6786 00		6786 00	
March 22. To Balance	2520.57			

Balance on hand this evg. adjd

The Treasurer reported that he had received this evening $2500.

On motion adjourned. W. L. McPherson

Secretary

Special Meeting April 5. 1887

At a special meeting of The Master Builders Exchange of Philadelphia held at their room in Rotunda of Philada Exchange, 3rd & Walnut Streets Tuesday April 5th 1887 at 8. P.M. Jno. S Stevens, President in the chair.

amendments to By Laws adopted

The proposed amendments to the By Laws were read as follows.

PROPOSED AMENDMENTS

TO THE BY-LAWS,

Recommended by the Board of Directors.

Page 10, Section 3, on 3d Line;
Page 12, Section 1, on 5th Line;
Page 15, Section 1, on 10th Line;
Page 16, Section 3, on 15th Line:—
Strike out the word "clerk," and insert the word "Secretary" in the above places.

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Secretary.

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Superintendent.

SEC. 6. It shall be the duty of the Superintendent to assist the Secretary in the performance of his duties, to conduct the correspondence of the Corporation, under the direction of the President, and generally to perform such other duties as the Board may direct.

He shall give bond with two sureties; in such sum as the Board of Directors may from time to time direct, for the faithful performance of his duties; and at the expiration of his term of office he shall transfer all funds, books, papers, and other property of the Corporation in his possession to his successor in office.

and each amendment and section adopted separately as read: Then on motion duly seconded were adopted as a whole.

How many copies By Laws to print

The committee on Printing By Laws was instructed to have One thousand copies of the Constitution and By Laws, printed.

Com. from Rums referred

A communication from Mr Stacy Reeves, was read and, referred to the Board of Directors.

Harkness reads Resolutions &c

Mr H. Harkness Jr, on behalf of Delegates to the Chicago convention, then read the resolutions and declaration of principles at the National Convention of Master Builders. at Chicago.

adj'd

On motion of Mr Geo. Watson adjd

W. H. Albertson
Secretary

Stated Meeting April 26. 1887

At a stated meeting of the Master Builders Exchange of Phila. held at their room, Rotunda of the Phila. Exchange 3rd & Walnut sts, Tuesday April 26th 1887 at 8 30 P. M. Jno S Stevens President in the chair

Quorum present

A quorum was present.

Reading of minutes dispensed with

On motion the reading of the minutes of last meeting were dispensed with

Reports of Committees

Committees were called on for reports.
Committee on arbitration no report.
" " Architects Plans & Contracts, no report.
" " Labor no report.
" " Finance " "
" " Legislation " "
" " Painting & Supplies, reported that they had every thing printed thus far.
" " Press & Legislation no report.
" " Room & Rules reported progress.

Applicants balloted for

The President then announced, that the names proposed for membership, at last meeting, would now be balloted for, and, that each name would be balloted for separately, and he appointed Geo. Watson and Michael B Andress, to pass around the ballot-boxes, and the following names were then balloted for.

1. Linton & Fowler. Painters 605. N. 8th st approved
2. Jno. T. O'Brien & Co. Plasterers & Mat. & Scaffolding. 134. So. 9th do
3. Leslie G Worthington. Plasterer 1701. N. 17th do
4. Wm Kee & Son Stair Builders 803 Brown do

The President then announced, that but two of the Committee had signed the report of the last named party, and desired the sense of the meeting, whether it was necessary for all the members of the Committee to sign the report: and on motion of Mr John J Weaver, it was Resolved:- That the report of a majority of a committee on applications, shall be considered the report of the Committee.

Majority of Com. constitute the report

5. Joshua L Shields Plasterer N E Cor 19th & Parrish approved
6. Stephen Morris & Son. Heaters & Ranges 121. N. 6th do
7. J W Gaskill & Sons. Lumber. Green St Wharf. Not. appd.
8. W & G Taylor Co. Tin & Sheet Iron. 303 Branch Not. appd.
9. Marshall Bros & Co. Sheet & Plate Iron Mfrs. Front & Girard ave Committee report unfavorable
10. Morris Ebert. Bldg Material 302 Walnut Not appd

11. Jas P Wood & Co. Steam Heating Ranges &c, 39. So 4th approved
12. Richd C Ballinger. Bricklayer & Bldr. 7th & Callowhill do
13 Dorsey & Smith. Bricklayers, Heaters & Ranges. 111. N. 7th do
14. James A Bradin. Carpenter & Bldr. 2016 Sansom do
15. John M. Lutz. Tin & Slate Roofer. 128. So 2d do
16. Phila Granite & Blue Stone Co. Granite & Blue Stone, 3018 Chestnut do
17. Lesly & Trinkle. Cement & Plaster. Fairmount ave Wharf do
18. J Reynolds & Son. Furnaces & Ranges 13th & Filbert do
19. Jno. Maxwell's Sons. North River Blue Stone & Granite. 30th & Chestnut do
20. Jas D Thompson. Plumber, Gas & Steam Fitty. 923 Filbert do
21. David McMaster. Stone 113. So. 30th do
22. Eldridge & Nock. Bricklayer & Bldr. 2808 Girard ave do
23. Neely & McCormick. Lumber. 20th & York do

Andress motion not agreed to applicant again voted for not agreed

Mr Andress then moved, that the rules be suspended and, that the names not approved, be again balloted for. Not agreed to. Mr Andress then moved that the rules be suspended, and, the name of N & G Taylor Co, be again balloted for; agreed to, and the ballot not being clear, they were not approved.

application again voted for agreed to

The [illegible] to Dorsey, then moved, that the rules be suspended. and, the name of Morris Ebert, be again voted for, Agreed to; and Morris Ebert was approved.

The President then announced all the names that were elected.

applications for membership & Committees to whom they were referred

The names of applicants for membership, and the Committees to whom they were referred, were then read as follows.

1. James H. Howard & Sons. Bricklayers. 1836 Pine st
Com. Geo W Roydhouse, Stacy Reeves, Fred J Mylinitz
2. Thos N Whitehouse. Stair Builder 1109 Filbert
Com. Geo. Watson, Thos A Marshall. Jos B Cooper.
3. J. W & F Kenderdine. Hardware - 700 Spring Garden
Com. Edw Wolfpert. Geo Watson, Edw A Hallis
4. McCartney & Bro. Carpenters. 2355 E. Dauphin
Com. Miles King, Jno S Stevens & Sons, C A Reeves
5. Rea & Riley. Carpenters. 627 Filbert
Com. Geo. Watson, Miles King, Jno. S Stevens & Sons
6. J Milton Shafto. Bldg Material 141 So 6th
Com. Geo W. Roydhouse. Wm Smith, Murrell Dobbins
7. Perth Amboy Terra Cotta Co. Terra Cotta & Bricks, 134. So 9th
Com. Geo W Roydhouse. Wm Smith, Murrell Dobbins.
8. Augustus R Hall. Tin Plate & Metals 1742 Penn
Com. Jno. S Stevens & Sons. A R Boudinot. Peter Cavinger

9. Saml P Johnson. Carpenter & Bldr. 3 Kempton
Com. Wm Gray & Sons, Irvine & Canty, J M Harris
10. P. B Calvert. Tin Plate & Metals 68. N. 2nd
Com. B Ridgway, R J Bancroft. J D Thorn
11. E. A. Thomas. Bricks & Materials 508 Walnut
Com. Saml. Hart. W. J Gray. W. R Chapman
12. R J Whiteside & Sons. Coal Carriers 2310. 18 Wallace
Com. J M Doan. Wm Devitt & Son. Kister & Orem.
13. Walter J Bradley. Lime 987 N 9th
Com. Irvine & Canty, Saml Hart, A G Bininger
14. John G Reiff Carpenter. 825 Filbert
Com. Kister & Orem, Jacob Myers. Henry Taylor.
15. Edward Delany. Stone 913 So. 20th
Com. Jacd. F Myhlertz, Jno C. Atkinson, B Ridgway
16. Wm N. Read. Tin & Slate Roofer. 55. N 9th
Com. Wm P Fogg, Jno Byrd. Jas. E Brown.
17. Henry J Smith. Glass Stainer. 271. So 5th
Com. Jas Chapman. J A Black. Jno F Meneker.
18. Thos Williams Jr & Co Lumber. 18th & Bainbridge
Com. Geo. Watson, Stacy Reeves & Son, Thos Little & Sons
19. Wm M Lloyd Co. Lumber 29th & Ridge ave.
Com. Geo Watson, Stacy Reeves & Sons, Thos Little & Sons
20. Francis D Kramer & Co. Office Furniture. 26. N. 2nd
Com. Geo Watson & Son, Wm C McPherson & Sons, Thos Little & Sons
21. Fred. V Yeager Stair Builders. 911. So. 36th
Com. Wm C. McPherson & Sons, Stacy Reeves & Sons, Jas B Cooper
22. Kirkpatrick Bros. Stone Cutters. 23d & Washington ave.
Com. Atkinson & Myhlertz, Jno C. Atkinson, B Ridgway
23. Charles Benton. Lumber. 1405 So Front
Com. A Will & Son. Chas Gillingham, Geo F Payne & Co
24. J. B M. Avery. Brick Mfr. 1331 Dickerson
Com. Saml Hart, Geo. W Roydhouse. H R Coulomb.
25. C Mitzenotte, Iron Work. 3124 Market
Com. Saml J Creswell, Frank Williamson, Thos Little & Son.
26. The Phila Exhaust Ventilator Co. Heating & Ventilating 121. N 4th
Com. J D Thorn. Peter Carrigan, Jno C Eyanson.
27. D. M. McGoodin & Co. Belt Makers. 1630. N. 9th
Com. R. F Bancroft & Son. A P Shannon, S J Creswell.
28. L E Jardin & Co Brick Mfrs. 26th & Point Breeze ave
Com. Miles King. J M Harris. Saml Hart.
29. J Ref Allen. Lime, Cement & Sand. 2927. N Broad
Com. Chas H Reeves. Saml H Trenchter Geo W Roydhouse.
30. Nicholas Cavanagh. Stone Mason. 4024 Lancaster ave
Com. Wm Gray. H R Coulomb, A H Williams & Son

31. [illegible] Williams Vlo. Excelsior Mfg. 1111 Cherry
Com. Stacy Reeves, R.F. Bancroft & Son, Henry Taylor.

32. Wm Mooney. Brick Mfr 58th & Walnut.
Com. Geo. W. Roydhouse, Miles King, Wm B Irvine.

33. [illegible] Granite & Blue Stone. 26th & South.
Com. Fred. F. Mayfield, Miles King, F. M. Harris.

34. Gummey, Spering, Ingram & Co. Tin Plate Metals. Shed Jones & Co. 1023 Market
Com. Peter Carrigan, John Byrd, Saml. J. Caswell.

35. John. L. Kelly. Carpenter. 221. Olive
Com. Henry Taylor, Kemp & Garrison, D.A. Woelfl. Jr.

36. John. W. Miller. Bricklayer & Measurer. York & American
Com. Michael B Andress, Saml Hart, H R Coulomb.

37. Wm McAdoo. Plumber. 258. So. 17th
Com. John J Weaver, Wm Harkness Jr, Watson & Peale.

38. Wm Steele & Son. Carpenters. 2434. N Broad.
Com. Chas Gillingham, Chas McCaul, Jacob Myers.

39. Wm M. Hayes. Bricklayer. 40th & Lancaster Ave.
Com. Saml. Hart, Harrell Robbins, Wm R Chapman

[illegible]. Warren Colwell Co (Limited) Roofing, Paving, Bldg Papers. 428 Market
Com. Y. & A. L. Pennock, J. J. Gillespie, Peter Carrigan

[illegible]. Wm H. Harrison & Bro. Grates, Fire Plates, Heaters, Ranges &c. 1435. Chestnut
Com. Jno. S. Stephens & Sons. Kemp & Garrison, Jacob Myers

42. Chas. P. Nesbit. Carpenter. 425 Locust.
Com. D. A. Woelpper. Chas C Carman, Kister & Orem.

43. [illegible] Marble Co. Marble Dealers & Quarrymen. 2300 Walnut.
Com. Wm Gray, Hugh Copeland, John L Savery.

44. Campbell & Atkinson. Mill Work & Lumber. 10th & Susquehanna ave
Com. Jacob C. Parker, Thos. Little & Son, W. K. Dougherty

45. Edward Kiernan. Teamster & Excavator. 1743. Lambridge
Com. Saml. Hart. B Ridgway, Geo. W. Roydhouse.

46. Watson & Gillingham. Lumber. 924 Richmond.
Com. Miles King, Thos Little & Son, Jos Chapman.

47. Saml. H. Bolton. Bricklayer. Branchtown
Com. Saml. Hart. Geo. W. Roydhouse. Geo. Watson.

48. [illegible] Lucas & Co. Prepd White Lead &c. [illegible] N 11th
Com. Jno. F. Hunter. Wm McCaslin. Geo. Watson

49. Edmund Webster & Nephew. Brick Mfrs. 30th & Master
Com. Geo. W Roydhouse. Miles King, Wm B Irvine

50. Heyl & Co. Plate & Window Glass. 56. N. 4th
Com. Jos Chapman. W A Black & Son. Geo. Watson.

51. Lawrence Cement Co. Cement & Plaster. 715. N. Delaware ave
Com. Saml. H. French & Co. Chas H Reeves. Saml Hart.

52. [illegible] & Co. Stone Cutters & Stone Yard. 23rd below Locust
Com. Wm Gray. H R Coulomb. A N Williams & Son

53. Merchant & Co. Importers Roofing Plates 525 Arch.
Com. Saml. J. Lessell, Austin Obdyke & Co, Peter Carrigan

54. A Rimby. Mill Work & Lumber. 9th & Otford
Com. Chas Gillingham, Geo. Watson, Wm C McPherson Hons

55. John H Lyons. Plumber 17. N 9th
Com. John J Weaver, Chas McCaul. Henry Taylor

56. Michael McShane. Carpenter. 226. N. 15th
Com. Stacy Reeves. Wm Gray Hons, Thos Little Hons

57. Sharpless & Watts, Tiles, Mantles, Grates &c. 1522 Chestnut
Com. Geo. Watson, Thos H Marshall, Wm Gray.

58. Jas. A Mundy & Bro. Plumbers. 213. So. 9th
Com. Wm Harkness Jr. W. R Dougherty. Jacob R Garber

59. Benj. Rotheram & Son. Builders. 1029 Brown
Com. Stacy Reeves Hon, Geo. Watson, Henry Taylor.

60. Edw. Darby & Son. Wire Work. 231 arch.
Com. R J. Bancroft, J S Thorn, S. J. Lessell.

Room Rules adopted

Mr. Wm. Harkness Jr then read the rules proposed for the government of the room, section by section, and Rule 4. was amended, to read; That the hours for the daily meeting of the Exchange, shall be from 12 o'clock noon, to 1. o'clock. P. M. and rule 8. by inserting "Building Inspectors", instead of "Superintendents of Buildings &c": the others were approved as read, and, on motion, were adopted, as a whole.

Communication

A communication from Mr Wm L Dayne, relating to Manual Training Schools, was read and, Mr Harkness was instructed to thank Mr Dayne on behalf of the Exchange.

Lessell's motion

Mr S J Lessell moved, that Separate lists of the Corporate and Non-Corporate members, be made and posted up in the room of the Exchange; and the President informed him, that, that was the intention of the Directors.

notice to members

Mr Berringer moved, that the Secretary be instructed to send notice to members who had not paid their Corporate fees, that the time for payment of same, was extended to the 24th day of next May, at 8 o'clock. P. M. And Mr Reeves moved to amend, by asking, whether they wished to become corporate members! And on motion of Mr Weaver, the matter was referred to the Board of Directors with power to act, after consulting counsel.

Treasr. report

The Treasurer reported as follows.

Philad. april. 25th 1887

Chas H Reeves. Treasurer.

In acct. with Master Builders Exchange

1887					
3/22.	To Balance.	2520.57	4/26	By Cash paid per order	1807.96
4/26	" Cash from Dues &c.	9239.50	"	" Dep. to Corp fund.	8800.00
			"	Bal on hand	1152.11
		11.760.07			11.760.07

Corporate Fund.

3/22	To Bal.	3800.00	4/26	By Cash Deposited	8800.00
			"	Bal 3/26	3800.00
					12.600.00
				Genl fund	1.152.11
					13.752.16

adjd.

on motion adjourned

Secretary

Stated Meeting May 24th. 1887

At a stated meeting of the Master Builders Exchange of Phila'a. held at their room, Rotunda of Phila. Exchange 3rd & Walnut streets Tuesday evening May 24th 1887. at 7.30 O. Clock. Jno L Stevens, President in the Chair.

Who present

Present: Miss W. M. Albertson, Jas. T. Allen, Jno. C. Atkinson, Fred. T. Mayhlenty, John Byrd, J A Black, R F. Bancroft, Peter Lanigan, Saml. J Lockwell, Jas Chapman Jos. B Cooper, Edw. Lubberty, Chas. L Carman, Maxwell Robbins, W. R. Loughrey, Thos M Dean, Jno. E Eyanson, D. M. French, Chas Gilling.ham, J Gillespie, Jacob R Barber, Wm Gray, W. J Gear, Wm Mankiess Jr, E. A. Wollis, F M. Harris, Saml. Hart, Miles King, Kemp Hanison, Thos Little Wm L. McPherson, W. W. Mountinger, Thos M. Marshall, Michael Magee, Geo. F Payne, Jno. F Purnell, Stacy Reeves, Geo. W Burkhouse, C N. Reiff, B Ridgway, Robin Brooks, Jno. S. Stevens, A P Shannon, Chas Stewart, Wm Smith, J. S Iron, Chas Taylor, Geo Watson, A Williams, Jno. J Weaver, Frank Williamson, Jno C Davey, Jas Moldykom.

Reading of minutes dispensed with

On motion of Mr Chas A Reeves, the reading of minutes of last meeting was dispensed with.

Amendments to By Laws

The proposed amendments to the By Laws, were then taken up and adopted as amended.

Amendment to Article 3. Section 2. was not agreed to.

Amendment to Article 3. Section 4. was not agreed to.

Mr Hart moved to amend, the amendments to Article 7. page 24. by making it read "a majority of ballots to defeat a candidate" instead of "five negative ballots" and. Mr Weaver, moved to amend, by making it "two negative ballots in Committee on membership, and one negative ballot in Board of Directors; and when the Board do not approve, then a joint meeting of Directors and Committee on membership shall be held; and, at such joint meeting, seven negative ballots shall be required to defeat an applicant; and such decision shall be final." and on motion duly seconded, Mr Weaver's amendment was agreed to. All the other amendments were agreed to as read.

Request to send information

AMENDMENTS

TO THE BY-LAWS,

Adopted May 24th, 1887.

Article I., Section 1, page 11.
Strike out all of section after the word "membership" on 4th Line.

reported the lot on 9th st above Chestnut, now occupied by the Gas Trust, as the most available, and said they had offered $75.000. for it: and on motion of Wm H. McPherson, duly seconded, the action of the committee was approved and on motion of Wm J. Weaver, duly seconded, the Committee was instructed to purchase said lot for $75000.

President on the Strike

The President then read a statement of the progress of the strike in Chicago, and had read an editorial article from the Evening Telegraph of this City, and on motion it was

Thank Telegraph

Resolved: That the Committee on Press & Publication be authorized (in the name of this organization) to communicate to the Editor of the "Evening Telegraph" their thanks for the able and timely Editorial on the labor question in their editorial of Saturday last.

The President then appointed the following Committees.

Committee on Membership

Committee on Membership

Wm H. McPherson.	Carpenter. Chairman
Frank. H. Harris	Bricklayer.
James J Allen	Plasterer
John J Weaver	Plumber
Wm Gray	Stone Cutter
J F Black	Painter
B P Obdyke	Roofer
John F Hill	Mill Work
Chas P Bancroft	Iron Work

Complaint Committee

Complaint Committee

Jos B Cooper	Carpenter Chairman
Samuel Hart	Bricklayer
Wm B Irvine	Linn

Committee on Building Laws

Committee on Building Laws

Legislative Committee and

Michael B Anders

Joseph B Cooper

Chas Little

adjd

On motion adjd

W. H. Allerton
Secretary

Special mtg May 26. 1887

At a special meeting of the Master Builders' Exchange of Phila held at their room, Rotunda of Phila Exchange 34 Walnut-sts on May 26th 1887, at 12.30 Oclock P.M. Jno S Stevens, President, in the chair.

Object of mtg

The President stated, that the object of the meeting was, to hear an account of the labor trouble in Chicago, from Mr W. H. Sayward, who needed no introduction, as he was a member.

Sayward on Chicago strike

Mr Sayward gave a very full and interesting account of the origin of the present strike in Chicago, and the causes leading up to it, and, stated that the Chicago builders, thought it was now time to make a determined stand against the unreasonable demands of the labor organizations, and, were determined to resist them.

After Mr Sayward sat down, a number of members expressed their cordial approval.

Thanks to Sayward

Mr Geo Watson proposed a vote of thanks to Mr Sayward, which was unanimously carried.

The President addressed the meeting.

adjd

on motion adjourned.

W. P. Wilson

Secretary.

Stated meeting June 28. 1887

At a stated meeting of The Master Builders Exchange of Phila. held at their room, Rotunda of the Phila. Exchange 3rd & Walnut sts. Tuesday evening June 28th 1887 at 8. o'clock. D A Woelpper. 1st Vice President in the chair.

Quorum present Calling roll dispensed with

A quorum being present, the President directed the Secretary to call the roll: and. Mr Lo H Reeves moved that the calling of the roll be dispensed with. agreed to.

Minutes read.

The minutes of last meeting were read: and, Mr Watson called attention to the fact that in the printed amendments to the By Laws, passed at last meeting, did not contain the last section adopted: viz- that any section of the By Laws, not consistent with the amendments, was hereby repealed.

Section omitted in printed report

Com. on Architects Plans &c. report

Mr Stacy Reeves, Chairman of Committee on Architects Plans and Contracts reported the following Preamble and Resolution; which had been approved by the Board of Directors, and, recommended to this meeting for adoption.

Resolution on "forfeiture clause"

"Whereas: The Master Builders and Contractors in the various building trades of the City of Philadelphia are subject to great loss and inconvenience in the performance of building Contracts, by reason of strikes among the workmen in the various trades: therefore Resolved: That the members of The Master Builders Exchange of Philadelphia, herewith agree, not to sign any Building Contracts, after this date, unless a clause shall be inserted in each and every contract, relieving the Contractor from any forfeiture or demurrage on account of delays caused by strikes or lock-outs.

Respectfully submitted by your Committee on Plans, Specifications &c.

(signed) Stacy Reeves
Chairman

Above resolution adopted

On motion, duly seconded, the above resolution was adopted. and on motion it was:

Resolved: That a copy be printed, and sent to every member of this Exchange.

Com. on site report purchase of block

Mr Lo. Watson, chairman of Committee on site, reported, That in accordance with instructions received from

this Exchange, they had purchased the building Known as the Gas Trust Building, on 7th street, for the sum of $75.000. which was, on motion duly seconded, approved, and the Committee discharged, with the thanks of the Exchange.

Purchase appd

The President announced that 73 members had been elected since last stated meeting.

Number elected

The President reported, ~~that~~ the action taken by the Board of Directors, in the Hughs Copeland matter, and at the request of a member, and on motion duly seconded, and agreed to, had the Secretary read the proceedings, from the minutes of the Directors, and then presented the resignation of Mr Copeland, as follows.

President reports on Copeland case

Phila 6 mo. 27. 1887

Mr Jno. D Stevens

President of The Master Builders Exchange

Dear Sir

Copeland's resignation

Having a misunderstanding with the "Master Stone Cutters association", and they, having brought the matter into the Builders Exchange; still having a firm conviction of the propriety of my course; but, in order to prevent any trouble in the Exchange, I hereby tender the resignation of myself and son.

Yours truly

(Signed) Hughs Copeland.

Copelands resignation accepted

and, on motion, the resignation was accepted.

and, on motion it was! —

Return value of Certificate

Resolved; That the value of the Certificate of membership shall be returned to Hughs Copeland & Son,

Board fix the value.

and, that it be referred to the Board of Directors, to determine the value of the Certificate, and cause an order to be drawn on the Treasurer, for the amount

Loyds death announced

The President then announced the death of one of our members, Wm M. Loyd, and read a resolution passed by the Lumbermans Exchange.

Mr Watson moved that the resolution of the Lumbermans Exchange be endorsed: and Mr Shannon moved to amend by appointing a committee of three, to draw appropriate resolutions, and that they be spread upon the minutes

Resolution on Legislative Committee

of this meeting; which amendment was accepted by Mr Watson, and unanimously agreed to; and the President named the Legislative Committee as the Committee.

The President had read, the following rules for election of Corporate members, which had been approved by the Board of Directors, and, recommended to this Meeting for their adoption, which on motion, duly seconded, were adopted.

Rules for election of Corporate members adopted

Rule. 1. The Superintendent shall prepare a list (giving the names, business and address) of all non Corporate members, who are eligible for Corporate membership, and present the same for their approval.

Rule. 2. A Copy of the following letter shall be mailed to each person on the list viz: At the present time, there are vacancies to be filled in the Corporate membership of the Master Builders Exchange. If you desire to be an applicant (see By Laws Article 1. Section 1. entitled Corporate membership) you will please notify the Secretary, on, or before 1887

Yours very Respectfully

Secty.

Rule. 3. The Superintendent, at the expiration of the above mentioned date, shall then prepare a ticket, containing the names, business, and address of those who have replied in the affirmative, arranging the same according to the date of their admission to membership in the Exchange.

Rule. 4. The ticket shall then be given to the Committee on membership, with instructions to vote for as many names as there are vacancies in the Corporate membership (as reported to them by the Board) and transmit the result of their vote to the Board of Directors.

Rule 5. After the report of the Committee on membership has been received, the Board of Directors shall also proceed to a ballot (in the same manner as the Committee) and if those receiving the greatest number of ballots in the Committee, also receive the greatest number of ballots in the Board, they shall be declared elected.

Rule. 6. But if the Board should not concur with the Committee on any portion of the nominees

receiving the greatest number of votes in the Committee, then such vacancies shall be filled from the remaining names of the applicants, by the Committee and Board of Directors in joint convention.
Rule. 4. It should be understood and agreed, that the above mentioned list of applicants for Corporate membership, should be of record, so that additional names could be added from time to time as applicants (for Corporate membership) are received by the Secretary. All vacancies to be filled from this list, in the manner above described.

Action of Board Endorsed

On motion duly seconded, it was unanimously
Resolved: That we unanimously endorse the action of our Board, in the position taken by them, in sustaining the "Master Stone Cutters Association" in their expulsion of Hugh Copeland from their association.

Payment of building

The President then brought up the matter of payment for the building lately purchased, and offered the following resolution, prepared by the Counsel of the Company; which was unanimously adopted.

Resolution to hold meeting on increase of debt.

Resolved: That a meeting of the members of "The Master Builders Exchange, be called, which shall be held at the chief office of the Company, Rotunda of the Philadelphia Exchange, 3rd & Walnut Streets Philadelphia on the 6th day of September 1887 for the purpose of voting for or against an increase of the debt of the Exchange to the amount of $100.000. and the Secretary of the Exchange is instructed to cause notice of the time, place and object of the meeting to be published once a week for Sixty days, in two newspapers to wit the "Public Ledger" and the "Legal Intelligencer."

Meeting dispensed with

On motion, duly seconded, it was:
Resolved: That the stated meetings of July and August, be dispensed with.

Treas report

The Treasurer reported.

1/24	To Balance on hand.	195.51
"	Cash received from Dues &c	2780.00
		2.975.51
	By Cash paid as per orders	1.222.82
	Balance on hand	1.752.69

Bal on hand brot forward	1752.69
Corporate fund	17.800.00
	19.552.69

On motion duly seconded, the following resolution was unanimously adopted.

Resolution on Lloyd death

It is with feelings of profound sorrow, that we are compelled to record the death of one of our fellow members, and, for the first time, to state that the dread messenger has entered our doors, and removed one of our most prominent and respected members, Mr Wm M Lloyd. We his associates in business, bear witness, that we have lost a kind friend, and adviser; and the City, one of its most estimable citizens. To his family, we tender our warmest sympathy in their bereavement, fully believing that he will meet the reward of "well done, good and faithful servant.

adjd.

on motion adjourned

Wm H Albriston
Secretary

Special meetg Aug. 11. 1887 of all members

At a special meeting of all members of The Master Builders Exchange, held at their rooms. 3rd & Walnut Sts Thursday August. 11th 1887. at 12.30 P.M. Jno. S. Stevens President in the chair.

Object of meetg

The President stated the object of the meeting and, requested Mr John J Weaver, to read the following communication from Col. A Louden Snowden.

Phila. Aug. 3rd 1887

Com. from Col. Snowden. in continuation

Gentlemen.

The enclosed circulars give explanation of the position I occupy.

You will observe, that the task confided to me, is one of no ordinary character and, I trust therefore that I may be pardoned if in my efforts, I desire to obtain the earnest and warm co-operation of every public spirited citizen, to make the Industrial procession display on Sept. 15th, a perfect success. Becoming as it will, a part of the history of our Country, but, moreover will it, if my anticipations be fully realized, redound to the credit of Philadelphia.

Your organization being so clearly identified with the prosperity of our city, I feel fully justified in making this appeal for its hearty co-operation.

It shall be glad to have you take matter of making a combined exhibit in the procession, into consideration, and, as the time for preparation is growing short, to hear from you at your early convenience, and still more so if you can favor me with a call for consultation.

I am very Respectfully
A Louden Snowden
Chm. Com. & Marshal
Civic & Industrial display.

To Master Builders Exchange
Cor. 3rd & Walnut sts. Phila

Com. from Col. Snowden re Centenl Parade, Display

Phila Aug. 5th 1887

Dear Sir

As part of the ceremonies incident to the celebration of the Centennial of the promulgation of the Constitution of the United States, it is proposed to have a great Civic and Industrial demonstration in this City on the 15th of September next. This part of the celebra-

tion has been committed to my hands by the Centennial Constitutional Commission.

Desirous of making this demonstration creditable to our country and memorable in the history of the City, not from the numbers composing it, but, from its character, it has seemed best that we illustrate our marvellous advance in the arts that tend to peace and prosperity by practically illustrating in contrast, the conditions methods, mechanical devices, appliances, institutions, and life of our people one hundred years ago and now.

This method of celebration will serve the double purpose of manifesting rejoicing in our prosperity and also teaching by objects, a lesson to the young and to the older people who may need it, a respect and reverence for our government under which liberty is regulated by law and where the rights of person and property are safely guarded. This lesson will be of incalculable advantage to us as a people at the present time. In our effort, which is the supreme effort of the Republic, to amalgamate and assimilate the people of different countries into a homogeneous population where many who come among us, confound license with liberty and would break down all barriers that prevents them from exercising that license which is destructive of all liberty.

To properly illustrate in the Industrial display, the past and present, will require considerable effort on the part of Philadelphians: For, whilst the whole country is deeply interested in the celebration, its physical success will largely depend on the efforts of our immediate people.

Whilst I am quite sure that they can be relied upon now, as they have been in other demonstrations and celebrations of a similar character in the past, I desire to quicken their action so that the demonstration may be as creditable as time, labor and money can make it.

In this processional display, the country organization you represent should take an active and conspicuous part. How you should illustrate advance I will not pretend to intimate. It is enough for me to know that if the Business Exchange concludes to take a part, which I trust it will, the illustration or exhibition it will make, will be alike creditable to you and honorable to the City.

Will you please bring this subject before your Exchange and do what you can to aid in a work which I think worthy of your cordial sympathy.

I shall be glad to meet yourself or any person or persons you may designate, to consider this subject.

I have the honor to remain.

Very truly yours

(Signed) A. Louden Snowden

To. Jno. S Stevens

President Builders Exchange

Invitation to take charge of Ready Division accepted

On motion duly seconded it was:- Resolved, That the invitation of Col Snowden, is hereby accepted.

On motion, duly seconded; it was; Resolved; That any expenses attending the carrying out, of the object be secured by personal subscriptions.

Pres. to appt committee

On motion duly seconded, it was; Resolved; That the President be, and is hereby authorized to appoint the three Committees to carry out the object desired.

Committees

The President appointed the following committees.

Bricklayers

R. L Ballinger. 7th & Callowhill
Jno. W Howard Jr. 1336 Pine
Jno. L Atkinson. 417 Dickinson.

Brickmakers

Maxwell Dobbins 6th & Chestnut
R Paschal 56th & Walnut
J. B. McAvoy. Long Lane & Darien

Carpenters

Albert Reines. 120 N. 13th
Wm L. McPherson Jr. 325 Cherry.

Elevators

Saml E Stokes. 30th & Chestnut
Morse Williams & Co. 411 Cherry

Heaters & Ranges

W P Reynolds. 13th & Filbert
Edw. Morris 121. N. 6th

Grates & Tiles

Wm H. Harrison & Bro. 1435 Chestnut
Shapley & Watts 1522 Chestnut

Hardware.

A P Shannon	1020 Market
Edw A Hollis	1904 Market
Chas J Field	633 Market

Hod Elevators

L. W. Dyer.	308. N. 3rd

Iron Work.

J. S. Thorn.	Galvanized.	12th & Callowhill
David Pettit	Wrought	1217 Callowhill
Frank Royer.	Cast	9th & Montgomery ave.

Lumber.

Robt. L Lippincott	224 So 3rd
Edw. M Willard	30th & Locust.
Reuben Watson	924 Richmond

Sash & Doors

D A Woelpper	917 Richmond
Chas. Gillingham	1615 N. 9th

Building Material

Howard French	York ave & Callowhill
Wm B Irvine	23d & Spring Garden
L S Filbert	1902 Green.

Metals

Merchant & Co	525 Arch
Zach. Hall	709 Market

Nuts & Bolts

Gustine

Painters

Jno. F. Hameker	33 N. 12th
F. F. Black.	283. So. 5th

Plasterers

A. G. Buringer	1340 Parish
J Turley Allen	212 So. 10th
Jno. L. O'Brien	134. So. 9th

Plumbers.

John J Weaver. 33 N. 7th
Wm Haskness Jr 247. So. 3d.

Roofers.

W. S. McGinley 35. So. 23d.
Jno. Byrd 1422 Baltimore
Geo. B Conway 1411. N. 17th
Gummey Spering, Ingram & Co 1023 Market.

Stone Cutters

Peter Gray 30th & Walnut
Jno. J Prince 2214 Chestnut

Stair Builders

Fred. V Yeager. 9. So. 36th
Wm Lee Jr. 803 N. 7th

Terra Cotta & Enamelled Bricks

Walter Kenderdine 134 So 9th
Geo. J. Stephens 1341 Cuthbert
Peerless Brick Co 1003 Walnut

Wire Workers.

Edw. Darby 231 Arch.

Chairman — On motion duly seconded, Mr. B P Obdyke was elected chairman of this Committee.

adjd. — On motion adjd.

H. Pettit Thompson
Secretary

Meeting of Com on Centennial Anniversary

Phila. August 15th 1887

At a meeting of the committee to make the necessary arrangements for celebrating the Centennial Anniversary of the promulgation of the Constitution of the United States, was held this day, at 1½ o'clock P.M. for Organization, Mr B P Oldyke was chosen Chairman, and John. J. Weaver, Secretary.

Com add to their number

On motion, the following resolution was adopted.
Resolved; That the several committees, add three remaining members of their trade, who are members of the Exchange, and such other members of their trade, outside of the Exchange, as they may see fit.

Jo. Whitcliff present

Mr Thos Parry, representing the Building Trades Council, and Mr Whitcliff, representing the joint Committee of "Carpenters and Joiners", were introduced to the meeting.

Why Perry is present

Mr Perry stated that, at the request of Col Snowden, he came to this meeting to ascertain whether the Journeymen could co-operate with the Exchange, in making the Building branch of the parade a success: That the Trades Council have no money, which can be used for that purpose, and, they therefore, can only look to the Exchange for the funds.

Mr Whitcliff stated, that about four weeks ago, the joint committee of Carpenters and Joiners advised Col Snowden of their willingness to participate in the parade; that at a subsequent interview with that gentleman, he suggested that they prepare a plan of a modern house. They applied to an Architect, and the plan is completed, but they, like the Trades Councils, have no funds to build it.

After an interchange of views, between the above, ~~two~~ representatives and a number of the Committee, it was on motion of Mr Willard; ~~Resolved; That if the Building Trades Council and Joint~~

Resolved; That the matter of Building the house, be referred to the Committee of Carpenters of the Builders Exchange.

In connection with this subject, Mr Lippincott offered the following;

Conditions of Mdy House

Resolved; That if the Building Trades Councils and Joint Committee of Carpenters and Joiners, will furnish the labor for erecting the building as proposed, the

Builders Exchange, or members thereof, will furnish the material for the houses.

Refrnd — On motion of Mr Mathews, the resolution was referred with a favorable recommendation, to the Committee of Carpenters.

Thanks to presentatives — On motion, the thanks of the Committee were extended to the two representatives, for their presence and conference on the subject.

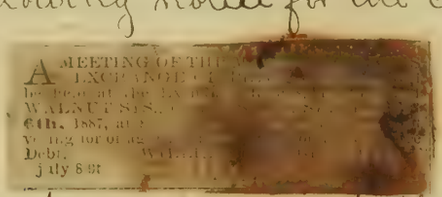
Finance Com to be appointed — Mess Perry & Setcliff withdrew, when on motion it was Resolved! That a Finance Committee be appointed, to consist of such names as may be recommended by each Committee for that work.

adj. — On motion adjourned to meet at the call of the chair.

Wm H. Albertson
Secretary

Special Meetg Sept. 6. 1887 — At a special meeting of the Master Builders Exchange held at their room 3rd & Walnut sts. Tuesday evening September 6th 1887 at 8. o'clock. Jno S Stephens, President in the chair.

Notice — The following notice for the call of the meeting, was read.



notice published — The President announced that the notice had been published Sixty (60) days, as required by the law.

no majority — There not being a majority present, it was on Motion of Mr John J Weaver:—

adjourned to Sept. 13. 87 — Resolved: That this meeting adjourn, to meet on Tuesday evening next, 13th inst. at 8 o'clock, and, that notice of the meeting, enclosing a blank proxy, be sent to each corporate member, requesting them, if unable to attend, to send their proxy, as it is necessary that a majority of the Corporate members be represented.

send notice proxys

adjd — On motion adjourned

Wm H. Albertson
Secretary

Special adj. meeting of Sept. held Sept. 13. 8

At a special adjourned meeting of The Master Builders Exchange of Phila. of Sept 6th 1887 held Sept 17th 1887. at 8. Oclock P.M. at the rooms of the Exchange 3rd & Walnut streets Jno. D. Stevens, President in the chair.

Number present call read

Fifty four members present.

The Secretary read the call for the meeting.

Election of appointed Judges

The President announced, that the Board of Directors had appointed the following named gentlemen, Judges to conduct the voting, and that they had been duly qualified: Wm Brune, Jacob Meyers, Charles P. Bancroft.

Judges

Mr. D. A Woelpper, then offered the following.

Authority to borrow $100.000.

Resolved; That the President and Secretary of this Corporation, are hereby authorized to borrow for the uses of this Corporation, a sum of One Hundred Thousand Dollars as from time to time, they may be directed so to do, by the Board of Directors, and to issue for the money so borrowed, the bonds of this Corporation, and, to secure the same by a mortgage or mortgages as the Board of Directors may direct.

Issue bonds

give mortgage

Judges report

The members then voted, and the Judges reported that Fifty Four (54) votes had been cast, all in favor of the resolution.

Resolution adopted

The President then announced that Fifty Four votes being a majority of the whole number of corporate members, the resolution was adopted.

Com. from Mrs Lloyd

A communication from Mrs Wm M Lloyd was read, acknowledging receipt of resolution of condolence, and thanking for the same.

Notify members can subscribe till Sept 27.

On motion of Mr Henry R Coulomb it was:

Resolved; That notice be sent to each and every member of The Master Builders Exchange, that the Subscription list for Bonds of this Exchange, are now open and that the option of subscribing for the same, will expire on the 27th day of September 1887. on which date Subscriptions will be payable.

Authority to use special fund.

On motion of Mr Henry R Coulomb. it was. Resolved; That the Board of Directors be, and are hereby authorized to use such portion of the Special fund of $20.000. for the purchase of the Bonds of this Exchange as they may deem necessary, for completing the payment for the building purchased by this Exchange.

adj'd

On motion adjourned. [illegible] Secretary

Stated Mtg Sept. 27. 1887

At a stated meeting of The Master Builders Exchange held at their room. 3rd & Walnut streets Tuesday evening September 27th 1887. at 7.30 oclock. Jno S Stevens, President in the chair.

Who present

Present. Wm H Albertson, A G Berninger, Peter Carrigan, Jos. B Cooper, Thos H Doan, J & J Gillespie, L. L Hinman, Irvine & Darby, Miles King, Thos H Marshall, Michael Magee, Jno F Prince, Geo. W Roydhouse, J W & L H Reeves, Jno. S Stevens & Sons, Wm Smith, P A Waelpfer, Geo. Watson & Son, A Wilt & Sons, Weaver & Pennock, Rush J Whiteside & Sons, Worrell & Dobbins, Saml H French & Co, Washington I Gear.

minutes appd

Minutes of last stated and special meetings, were read and approved.

reports to be placed on minutes

On motion of Mr John J Weaver it was Resolved: That the report of the Treasurer be spread upon the minutes

separate book for Exch minutes

On motion of Mr John J Weaver, it was Resolved; 1st That the minutes of the Master Builders Exchange be entered in a separate book from that in which are kept the minutes of the Board of Directors.

copy all previous minutes in new book

2nd That the minutes of all previous meetings of this Exchange, be first entered in the book to be provided for the above purpose.

On motion of Mr Geo. Watson, seconded by Mr Wm B Irvine it was;

authority to borrow special fund

Resolved; That the Finance Committee be and are hereby authorized to borrow, temporarily, from the Corporate Fund, such amount as will be necessary, to make the payment of $75.000. for the building purchased from the German Society, and take the Bonds of this Exchange as security for the amount so borrowed.

On motion of Mr Wm B Irvine, seconded by Mr Geo Watson. it was;

Treas. take notes

Resolved; That the Treasurer be and is hereby authorized to take notes to an amount not exceeding $5000. in payment for Bonds, he holding the Bonds as security for payment of the notes, said notes to

bear interest at the rate of six (6) per cent per annum

The Treasurer reported.

Balance on hand General Fund	$ 1300.26
Amt paid on a/c purchase of property	1000.00
Total in general fund	2300.26
Corporate fund	19.857.25
Bond fund	1.000.00
	$ 23.157.51

Judges report of election

The Judges reported as follows:

We the undersigned the judges appointed by the Board of Directors of the Master Builders Exchange to hold an election for or against an increase of the bonded indebtedness of said Exchange, as hereinafter more particularly specified do hereby certify that a meeting of the Stockholders of said Exchange was duly called and held at the chief office or place of business of said Exchange in the City of Philadelphia (in pursuance of a resolution of the Board of Directors) on the fifth day of September A D 1887 for the purpose of holding said election. That the said meeting was adjourned in due form to the thirteenth day of September A D 1887 at the same place when and where there were present either in person or by proxy, Stockholders representing fifty four shares of the stock of said Exchange. That before holding said election we were first duly sworn and affirmed well and truly and according to law to conduct said election to the best of our ability. That an election was then and there held for or against the issuing of the bonds of the said Master Builders Exchange to the amount of One Hundred Thousand Dollars secured by Mortgage on the property of said Exchange, and at the election so held, the person or bodies corporate holding the larger amount of the stock of the said Exchange consented to and voted in favor of issuing bonds secured as aforesaid to the said amount of One Hundred Thousand Dollars.

(Signed) Wm B Irvine
" Jacob Moyers
" Chas P Bancroft

On motion adjd. Wm H Albertson
Secretary

Stated Mtg Oct. 25. 1887

At a stated meeting of the Master Builders Exchange held at their room, 3rd & Walnut sts. Tuesday evening October 25th 1887 at 8. oclock. David A Wallspan First Vice President in the chair.

Members present.

Members present. W. H. Hutchinson, John C. Atkinson, Jno. Byrd, A G Bininger, T. A Blackburn, Peter Carrigan, Henry R Coulomb, Maxwell Dobbins, John E Eyanson, Hamilton Fulton & Co, Washington & Gear, Edw'd Hallis, Irvine & Carty, Miles King, Chas McCaul, Michael McCarron, W. H Moentinger, Wm A Marshall, Wm Pierce, Stacy Reeves & Sons, Geo. W Roydhouse, W & C H Reeves, B Shannon & Sons, Wm Smith, J Thorne, D. A Wallspan & Co, J. Will & Sons, Weaver & Petrikin, Rush, Whiteside & Sons, Dorsey & Smith,

Minutes appd. Minutes of last meeting were read and approved.

Report of Committee on Building Trades Division on Centennial

Report of Cent. Comm.

Mr Wm. Weaver, Secretary of Committee on Centennial celebration of the Promulgation of the Constitution of the United States, read the following report.

Phila October 15th 1887

To The Master Builders Exchange.

Gentlemen

Your committee, appointed August 5th 1887. to make arangements for celebrating the bicentennial anniversary of the promulgation of the Constitution of the United States, respectfully submit the annexed report; which is a duplicate of that forwarded to Col. A Loudon Snowden. Marshal of the Industrial parade of September 15th 1887. as their report to this Exchange

Resolution of thanks

They ask the adoption of the following resolutions.

Resolved; 1st That The Master Builders Exchange hereby tender their thanks for the valuable services so cheerfully and enthusiastically rendered by in making the Building Trades Division (the fifth) in the great industrial Parade of September 15th 1887, a success.

2nd That The Master Builders Exchange congratulates upon the fact, that the division under their auspices has been acknowledged as the largest and finest in the parade. and the champion division in the line.

~~On motion the above resolutions were unanimously adopted~~

ask to be discharged

after attending to the business as directed by the above resolutions the Committee ask to be discharged from the further consideration of the subject.

Very Respectfully

(Signed) B. F. Pedrick

Chairman

(Signed) John J. Mearer

Secretary.

Philada October 15th 1887

Report to

Col. Sheridan Snowden (Esq)
Marshal of the Civic and
Industrial Parade of Sep=
tember 15th 1887

Dear Sir

On behalf of The Master Builders under whose auspices the display of the Building Trades of Philadelphia (known as the fifth Division) was made, we respectfully report that it contained Thirty Seven hundred and fifty five (3755) men Thirty Three (33) Floats. Two hundred and fifty eight (258) Horses. Eleven (11) bands of music, and cost (not including the several Building Trades Council, from whom we have as yet received no return of Expenses) Fourteen Thousand and Fifty five 51/100 Dollars ($14.055.51/100)

The above amount was collected through the Exch=ange, and the bills are paid. Annexed find detailed description of the display of this Division, and also a list of the contributors to the Fund, and the several amounts contributed. In submitting this report, permit us to congratulate you upon the grand suc=cess of that day's demonstration; and at the same time, to remind you that this (the fifth) Division was a part of that success: in fact, so large a part, that it was reported as the champion division in the line.

We have a just pride in the entire display; but particularly in that portion which was placed in charge of the Master Builders Exchange; and we want the world to know it.

Very Respectfully

B. F. Pedrick.
Chm. Genl. Com. M. B. Exchange

John J. Mearer.
Secy. Gen. Com. M. B. Exchange

THE SIXTH DIVISION.

Progress in the Building Trades—Employers and Journeymen Unite in Making a Creditable Representation of the Building Interests—A Great Display by the Working Men in Honor of the Constitution.

All of the arrangements for the formation of the Sixth Division were made under the auspices of the Master Builders' Exchange, of Philadelphia, in conjunction with the Building Trades' Council. The design of these bodies was to exhibit a systematic representation of the contrasts in the building line between the methods and materials of one hundred years ago and those employed at the present day. This idea was improved upon by the Chairman of the General Committee, Mr. B. P. Obdyke, and his conferrees, who, in making up the division, assigned the various interests to positions in the line according to the priority in which they are employed in the construction of a building, from the foundation up. Beginning with the trades, therefore, the stone masons had the right of the line and the painters and carpenters the left, the other trades falling in according as their services would be called in to complete a building.

The division formed on [redacted] Berks street, right resting on Broad. [redacted] When straightened out the division was nearly two miles long. It was made up as follows;

Neapolitan Band, 30 Pieces.
Professor F. Curci, Leader.

Assistant Marshal, John J. Weaver.

Aids, Robert Paschall, Enoch Remick and John B. Atkinson, representing the Master Builders' Exchange; A. C. Smith, William H. Thomas and M. D. Kunkle, representing the Building Trades' Council; all mounted.

Master Builders and Lumbermen.

Banner of the Master Builders' Exchange. This was a beautiful banner of blue and white silk, with battle-axe and spear-head on the ends of the crossbar and eagle on the staff. Golden cable cords were suspended from the staff and bar, with imitation of emeralds, rubies, etc., imbedded. On the white silk was the inscription, in golden letters, "The Master Builders' Exchange, of Philadelphia," surrounding the city's coat of arms. On the blue side was a similar inscription, with the addition, "Chartered February 17th, 1887."

Two open barouches followed, containing officers of the Exchange, as follows: President, John S. Stevens; D. A. Woelpper and George Roydhouse, Vice Presidents; B. P. Obdyke, Chairman Celebration Committee; Robert C. Lippincott, President Lumbermen's Exchange, and William Harkness, Jr., Wm. H. Albertson, Secretary; Charles H. Reeves, Treasurer.

Sub-Marshal, S. B. Vrooman, Cavalcade.

Members of the Master Builders' and Lumbermen's Exchanges, dressed in dark clothes, silk hats, white gloves and badges.

Among others mounted were the following, or their representatives: Walter F. Bradley, Charles H. Reeves, Rush J. Whiteside, Wm. B. Irvine, Wm. Harkness, Jr., Wm. J. Shedwick, John T. O'Brien, John F. Prince, A. J. Buvinger, John Atkinson, J. Sims Wilson, W. N. Reed, J. Turley Allen, Charles Benton, O. D. Brownback, J. Rex Allen, Hugh Boyd & Son, John G. Ruff, Peoples & Brother, Samuel E. Stokes, S. B. Vrooman, W. H. Harrison & Brother, Frank Pettit, C. J. Barlow, Zell Tucker, William Staley, Joseph Bird, of the Master Builders' Exchange; R. C. Horr, Nathan Gaskill and Robert Heberton, of the Lumbermen's Exchange.

Lumbermen's Big Logs.

Lumbermen's Exchange.

Sub-Marshal, Edward M. Willard.

Two trucks loaded with logs from the forests of Pennsylvania, weighing 7 tons each and measuring 60 feet in length; float containing a pit saw and two men sawing a log in the old style; float drawn by eight horses, containing a hand-saw 20 feet high, made by Londonbery & Orton; float drawn by eight horses, containing a load of planks, boards and other manufactured lumber in the rough.

Another float represented an old-fashioned work-bench, 16 feet in length, with tools, and two men working flooring as it was worked in the olden times, when the capacity from sunrise to sunset was 260 feet per day. A float following presented the improved planing machine, with a capacity of 13,000 feet perday. Still another float exhibited a surfacing machine, which had a capacity for smoothing off boards 26 inches wide, and smoothing them on both sides at the same time. This machine was calculated to plane upward of 30,000 feet of lumber in a day. A load of surfaced lumber was also exhibited.

The Building Trades Council.

Behind the lumbermen's exhibit came the Great Western Band of 23 pieces, James F. McCann, leader.

The Building Trades Council followed in the following order:

Sub-Marshal, Thomas Parry.

Aids, John J. Heise and Walter Edgar.

Handsome white and blue banner, with gold trimmings and inscription, "Building Trades Council of Philadelphia and vicinity."

National flag.

Guests of the Building Trades' Council from the Building Trades' Section of the Central Labor Union, of New York: Eugene T. Rice, Thomas Maher, Charles P. Rogers, John G. Jones and Robert P. Davis. From the Building Trades of Jersey City, Daniel Spencer, Building Trades Council, Hoboken, wearing dark clothes, stiff hats and blue badges.

The representation was not as large as was expected, on account of most of the delegates being retained in their local unions.

The delegates in line were as follows: William E. Hill, A. H. Bushnell, Lewis C. Chambers, Joel Paullin, M. F. Pitts, Thos. Fields, Eli Leach, Robert McCool, James Goodman, Hugh Owens, John Colgne, Mr. Cavanagh, Dennis Hogan, M. F. Roberts, J. Henry Bircks, Frank Spiegelbarg, William Bendell, Matthew Schaeffer, William Fullar, Hubert J. Conwell and John Haun.

Stone Masons All Together.

Stone Masons' Unions Nos. 1 and 2 and 3 (Italian), Philadelphia; 4, Germantown; 5, Manayunk, and 6, Bryn Mawr.

Sub-Marshal, John F. Mumpoling; aides, James Schofield, Harry Lipp, Thomas Roach, John Arder, Simon Pasquale, William Kroh, Elias Farrell and Edward Bane.

City Band of Philadelphia, 20 pieces, Jacob Lang, leader. Banner, white and blue silk, representing a Corinthian arch, over the face of which was, "United we Stand, Divided we Fall." Underneath was, "Journeymen Stone Masons' Association of Philadelphia and vicinity." On the reverse side was the inscription, "With Stone and Lime we build for all Time."

Banner, Italian Branch, blue and red silk, inscribed "Italian Stone Masons' Union, No. 3, of Philadelphia." The banner presented emblems of the trade and of the organization and the motto, "In Union there is Strength."

American flag, silk.

Italian flag, silk.

Wagon of the German stone masons, with stone, mortar, tools and workmen preparing a modern stone wall.

500 men wearing white pants, blue shirts, white caps and badges.

Combined Brickmakers.

Sub-marshall, Samuel Hahn.

Aids, Charles Young, Robert Paschall.

Brick Manufacturers in carriages, T. B. McAvoy, C. B. Siner, Peter Sheets, Harry Webster, L. E. Jarden, George Dotterer, James Milnamow and others.

Brickmakers' Association (down town).

Sub-Marshal, Bartlett Armbruster.

Aid, Frank McAvoy.

Gray's Ferry Fife and Drum Band, William Akers, Leader.

Blue Silk Banner.

Brickmakers of Philadelphia. Capacity.

1787 . . . 1,000,000 a year. . . 1787
1887 . . . 391,000,000 a year. . . 1887

400 men, wearing white hats and belts, blue shirts, dark pants and blue badges.

SOME OF THE FLOATS.

Float, 8 by 16 feet, drawn by four sorrel horses, decorated with plumes and flags. The seat of this float was decorated also with flags, and to the left of the seat a small size field dinner bell was kept ringing. Behind the seat was a wooden table 4 feet square by 3½ feet high. Near the table was a half barrel tub on a two-foot stool, full of sand for sanding the mould on the table. On the front corner, opposite the bell, was a pile of clay as taken from the bank, sufficient for 1000 bricks, and this was being tempered by a man kneeding it with his feet, preparing it for the man at the table.

Float 2 was of the same style as Float 1, and was drawn by four bays. On the side was the inscription, "Old way cutting and rubbing front bricks—by hand." In the centre of the float was a pile of three hundred bricks, around which were four men rubbing them with sand as they came from the moulds, shown on Float 1, and then trimming them with ordinary table case knives.

Float 3 was S. P. Miller & Son's exhibit. It showed three specimens of the progress of brick-pressing machinery from hand to steam machinery which has taken place within the past half century. The machines shown were made of iron. The first was a hand press in use for several years, from 1830 to about 1850, formerly made by Burns & Co., of Baltimore. It was an iron frame or table, 3 feet long by 2½ feet high and a foot wide.

On this machine's banner was inscribed "Old style hand press, capacity, 1300 per day."

The improvements in hand presses was shown by another iron press, similar in size and make to the old one, the principal change being in the reversal of the lever, which was thrown in or toward the brick box, economizing the actions of the workman. It was about six inches longer and a little higher.

It took the bricks from the brick making machines and prepared them for the dryer. Its banner said, "Capacity, 20,000 per day."

AN OLD TIME KILN.

Six iron gray horses, with their harness bound in yellow patent leather, drew an old brick kiln, 4 by 8 feet, of three brick arches, which could burn about 2000 brick at a time, against 250,000 by a modern kiln, and on the side was "1787—old way burning brick by wood." There was a cord of pine knots being thrown in by two men, who used a crooked wooden stick for a poker.

Float 5. "The way we make them now by hand" was on the side of this float, which was of the regular size, with four roan horses. Behind the seat was a four-foot table like the one on Float 1, where there were two iron moulds in operation by a man making bricks by hand. A boy was the "off-bearer" and a man wheeled material to the mould from a pile of clay ground by steam.

"As we press them now," was on Float 6, which exhibited two men operating the Kueny press. This is similar in construction to the ordinary modern hand press, except the articulation of the hand lever

On this float were two other men working a Kueny press for making pattern bricks of the various shapes used in cornice ornamentation.

Float 7 began the display by Chambers Bros. & Co., on a platform 9 by 20 feet, drawn by four bay horses, with plumes and flags. The banner indicated "1787—1887, Chambers Bros. & Co. Process of manufacturing brick. Six hundred million annually." There was an upright steam engine on one side of the centre, with water tank, coal box, etc., and a supply of brick clay—raw dirt as taken fresh from the bank, tempered with water, and prepared by the sand and moulds for the dryer. The machine was on a large box table, and was a working model one-fourth the regular size, which is 50 feet long by eight high and four wide.

ARTIFICIAL BRICK DRYER.

Float 8 was the "Artificial Brick Dryer—Pallet System," invented within the past two years. This was a brick tunnel, 4 feet wide and 4 feet high, with an escape at one end to carry off the moisture, and a coal furnace fire at the other.

On the next float was shown "a collection of ancient bricks and tiles taken from a kiln that was unearthed by graders on the Pensacola and Atlantic Railroad. Trees nine feet in circumference were growing over this kiln. Citizens of Florida, who recall 65 years, have no rememberance of its origin." There was in addition a collection of bricks, ranging in size from an inch and a half long to 15 inches.

Machinery for an improved method of preparing the clay and making bricks was exhibited by George Carnell. On the front part of the float was placed an old style hand press, such as formerly used in pressing brick. Back of this was one of the latest patent Cornell steam presses, by which as many brick can be pressed in one hour as a man could press in a day formerly. A display of what is known to the brick-makers as a steam-mill was also made. One of these machines, it is said, will grind and prepare enough clay to keep twelve gangs of three men each well supplied with sufficient clay to turn out 2240 bricks a day per gang.

On another float was N. M. Kinney's exhibit of improved machinery for pressing front brick by hand, and also improved machinery for tempering clay. Also on this float was a machine for sharpening and squaring brick.

Another float contained a 4 by 8-foot kiln of three brick arches, with iron doors and door frames, iron grating, with ridge pole and board roof, for burning bricks the modern way. Bituminous coal was shoveled in by two men. On the side of the float was "Old style, 25,000 in seven days and seven nights; new style, 250,000 in five days and five nights."

Motto: "No handicraft with us compare; we make our bricks of what we are—clay."

On the centre of the platform was a mantel four feet high by six feet long, of ornamental red clay boxes. From each end of this was a double row of shelves supporting displays of pressed bricks of many shapes, made by L. E. Jarden & Co.

The Clay Assembly of Knights.

Clay Local Assembly, No. 6789, Knights of Labor (brickmakers).

Sub-marshal, John McMahon.

Aids, Thomas J. Owens, George Peterson, Robert Risley.

"Q. Brown" Band, 18 pieces, A. McKnight leader.

National flags.

Handsome blue and red banner, inscribed: "Clay Local Assembly, No. 6789, Knights of Labor, Brickmakers. Organized April 29th, 1886."

Four hundred men, wearing blue shirts, brown hats, with belts, white ties and blue badges.

Master Bricklayers in Carriages.

Master Bricklayers' Company. Sub-marshal, R. C. Ballinger.

Banner: "Master Bricklayers' Company of Philadelphia, instituted 1790," in red and blue silk.

20 carriages, containing officers and members of the company, as follows: Henry R. Coulomb, President; Edward S. Fitch, Secretary; Stephen Morris, Treasurer; Jacob Loeser and Nathan Middleton (oldest member), Samuel Hart, Joseph B. Hancock, John H. Miller, Miles King, Michael Magee, M. Ballinger, John E. Moore, Michael B. Andress, William Smith, William Harper, Jr., John Furman, Benjamin Shourds, Lewis Snyder, Joseph H. Weston, Henry Einwechter, Theodore J. Fimple, David Armstrong, Joseph Brant, Joseph H. Howard, Jr., W. R. Chapman, S. E. Moore, J. H. Faries, John A. Potts, F. N. Forsyth, John T. Gordon, David Getz and George Einwechter, Charles Einwechter, George P. Einwechter and John A. Einwechter (in one carriage), Thomas Magee, Robert Studholme, Joseph P. Evans, James W. Saunders, John Borden, William W. Crane, William Shelley, Daniel Henon, John Henon, Edward T. Black, John C. Atkinson, John Escandel, John R. Fullerton, John H. Fullerton, H. M. Boorse, Andrew Diamond, Charles Stewart, B. L. Collom, W. C. Hyzer, Isaac D. Hetzel, John W. Gill, William Fullerton, L. H. Eckart, E. U. Lippincott, James Turner, William R. Green, Reuben Owens, John Hendricks, John George, George W. Payne, John G. Moore, William C. Mullen, William Stilley, E. E. Nock, Charles Ryan, John D. Brosnahan, James F. Hoctar, S. P. Forder, E. F. Kelley, Jacob R. George, William J. Gillingham, John Campbell, M. Naughton, H. D. Saunders and J. T. Glenn.

Hod Carriers' Display.

Light Star Lodge No. [illegible] (hod carriers). West Chester Liberty Cornet Band, 25 pieces. W. J. Thomas, leader.

Sub Marshal, Thomas C. King.

52

Aids, Isaac B. Matthews, G. H. Massey, Charles Weston, John O'Brien.

Officers, in barouches, as follows: President, B. F. Trusty; ex-President, Daniel Tynch; Vice President, I. F. Miller; Treasurer, William Jenkins; Financial Secretary, H. W. Fields; Recording Secretary, R. D. Britt.

Banner: "Light Star Lodge, No. 1, United Hod Carriers and Laborers' Union, Philadelphia," with representation of a man carrying the hod up the ladder after the old fashion. On the reverse side was the inscription, "Instituted March 28th, 1881." Another silk banner, presented to the Union, June 29th, 1882, was also carried in line.

Pioneer Corps.

Five hundred men, wearing white suits and black caps, with blue badge and rosette. Some of the men carried hods. They were accompanied by a float containing an upright ladder and a number of hods.

Roofers Showing Progress.

[redacted] Exhibit. of John Byrd

Sub-Marshal, John Byrd.

The wagons in this display were covered with bunting, and around the platform of each was a cornice of galvanized iron.

The first float represented a primitive bark cabin, four by six feet, by five feet high from base to cone, and on it an old German thatcher at work tying the bundles of straw in place. The straw was first made up into these bundles, which were two and a-half to three feet in length by five inches in diameter, tied with thongs. These bundles were laid side by side in a tier across the roof, their butts overlapping the tier next lower.

On the next float one man was at work placing shingles of red tile, as at the present time, on a square cone roof. The tile was of various shapes—square, triangle and round cornered, the predominating color being red.

Float 3 illustrated ornamental slate roofing. The slate was of different patterns, the edges of uniform angles and curves, the material used being red, green and black.

THE NEW STYLE FRENCH ROOF.

The climax of roof making as an art was shown on another float, it representing the latest style of French mansard square slate roof. The structure was about 8 by 10 feet, with a dormer window on the left and a tower on the left front corner, looking from the inside. Through the window appeared the driver of the float, and on the roof one man was busy nailing on shingles.

On the cone of the roof was a comb 12 inches high of a succession of circular figures, and from this dropped down on the slate 12 inches an apron of similar figures, all in hand-hammered copper, as was also a rope design supported by box sides running down each corner of the roof to the cornice. At the base of the roof the hammered copper cornice dropped down three feet. This cornice was made up of diminutive Corinthian columns about two feet apart, to correspond with the size of the float. Between the columns were panels consisting of a rustic box-border enclosing a spiral radiation about eight inches square, all of one piece. The tower was made to begin at the eaves with imitation stone three feet high, reaching to another three-foot copper face of Gothic leaves. Then upward was the turret and the cone finial. The design was made by Mr. Byrd.

On another float was a house being roofed with tin by three men, who took the metal from rolls which were prepared by five other men under this roof. The five represented the latest method of taking the metal from square blocks and working it into the rolls. In addition to the benches in use, the Calvert machine was at work.

Seventy five [redacted] tin roofers and sheet-iron workers.

Sub-Marshal's aid, Anthony Quinn.

These men wore blue shirts, white overalls, white belts, polka dot neckties and blue felt hats.

Plumbers and the Trade School.

Master plumbers.

Sub-Marshal, [redacted] Frank P Brown

A section of the old wooden water pipe which carried the water from the "City Water Works," in Centre Square, now the site of the new City Hall, was displayed upon the first float. It represented the water pipe of the last century, when iron pipe was not in use and when the sections were tapered at the ends and bound by iron ferules. The inscription was, "Wooden Water Pipe of Philadelphia in 1799; largest size, 6 inch bore."

The old pipe was taken from under the City Hall not long since, and was in a remarkable state of preservation, measuring 18 feet in length and showing the tapering points. On a catamaran behind it, was a section of the largest water pipe of the present day, exhibited by R. D. Wood & Co. The iron pipe was 6 feet in diameter. Next came a float 18 feet long, containing a representation of the "bath rooms of 1799 and 1887."

The old-style room contained an oval-shaped portable tub, that would be mistaken for a horse trough in these days, an old straw-bound log hydrant, and a washstand, consisting of a cross-piece on the tub with a tin basin resting on it. The modern room contained a neatly lined tub, fancy porcelain washstand and water closet, on a tiled floor.

Behind these exhibits was a float representing the "Master Plumbers' Trade School," with a dozen boys dressed in overalls, jackets and caps, at work "in lead-pipe." An inscription announced this as "The First Trade School for Apprentices in the United States." The boys gave exhibitions of their progress in the trade.

Doors, Sash and Mill Work.

Sub-Marshal, Charles Gillingham.

Three floats, under the auspices of the Philadelphia Saw and Planing Mill Association. The first was drawn by four horses, representing an "old-fashioned carpenter shop," with two carpenters' benches and men at work making doors. On another float, drawn by six horses, the "new mode of making doors and manufactured work" was demonstrated with the necessary machinery and men in attendance.

In this business the methods of manufacture have not changed materially, and the contrast between the old and the new is not very striking. The third exhibit, on a float drawn by four horses, consisted of a pyramid on which finished work was adjusted. This included doors, sash, window frames and wood mantels, finely finished in oak, white pine, ash, walnut and other fancy hard and soft woods.

Lathers Build an Arch.

Lathers.

Sub-Marshal, Jacob D. Hanley.

Decorated float containing an arch showing methods of lathing, under the auspices of the "Lathers' Mutual Protective Union of Philadelphia." The design was so arranged as to illustrate the various kinds of lathing which the changing styles of modern houses render necessary.

The Old and New in Plastering.

Master and journeymen plasterers' combined exhibit.

Sub-Marshal, John Cannon.

Aids, James Malone, Edward Donnelly, Michael Kelly, Michael Welsh, Robert Clay.

Americus Band, 20 pieces, Thomas Cobbin, leader.

Banner, blue and red silk.

"Operative Plasterers' Mutual Protective Association," with representation of a plasterer at work. Date of organization, "September 5th, 1879."

Two silk flags.

On one large float was given a representation of the various grades of plastering, such as ordinary white coating, hard finishing, sand finishing, finishing in colors and pebble dashing.

The pebble dashing is a revival of a method employed one hundred years ago. The pebbles then, however, were thrown into mortar, the whole costing from 20 to 25 cents per square yard, while now they are thrown into cement, at a cost of from $1 to $1 50 per square yard.

The second float contained tools, &c., used in the trade.

About 200 journeymen plasterers turned out, dressed in white jackets and overalls and white hats,

Fine Work in Metals.

Iron and Metals.

Washington Grays' Band.

Second Regiment Fife and Drum Corps.

Sub-Marshal, J. S. Thorn.

Assistants, W. B. Goddard, Eugene Crocket and William Doyle.

Banner Wagon. Blue silk banner mechanic's arm and banner "Thorn's Architectural Sheet Metal Work."

Decorated wagon containing aged or disabled workmen.

100 men from Thorn's shop, wearing dark blue flannel shirts, blue overalls, black silk necktie, dark felt hats and light yellow badges. Each man carried tools, such as hammers, sledges or soldering irons.

One platoon carried beautifully ornamented weather vanes on staffs and another carried the colors. In the centre of the company was carried a handsome blue silk banner, with a mechanic's arm and hammer on it, and the inscription:

"By hammer and hand
All arts do stand."

This motto was used in the great industrial parade of one hundred years ago. Each of the officers carried decorated hammers.

Behind the men came a float drawn by four horses, containing a finial 25 feet high. The base was of copper and on top was an eagle with a six feet spread. On the eagle's head was a large gilded ball and on top of that a cross. The next float, drawn by two horses, bore a massive copper lion, 9 feet long and 7 feet high. One paw of the figure held a hammer over an anvil.

A RESURRECTED STEEPLE.

An old steeple from "1783" was drawn by two horses on the next float. The old shingle roof and quaint weather vane bore a striking contrast to the magnificent octagon-shaped copper spire that followed on a truck with four spirited horses. To the trade the material used is known as "cold-rolled polished copper." The design measured eight feet in diameter at the base, and was surmounted by a handsome banneret and finished weather vane.

Another team of four horses drew a metal dome and cornice, with a ventilating skylight on top. Under the cornice was a metallic representation of brickwork. The horses were decorated with yellow trimmings. All of these exhibits were included in the display of J. S. Thorn.

THE ANTIQUE REVIVED.

Under the same classification [redacted] on behalf of the iron workers of the Master Builders' Exchange, made an elaborate display of "Antique Iron Work Revived" and "Specimens of Handiwork." Their float contained an old-fashioned blacksmith shop with the old leather bellows blown now and then by the "smithy" upon the fire in the forge, the "smithy" and his helper illustrating the old method of making ornamental iron work, including chandeliers, andirons, etc., of which many beautiful specimens were exhibited.

On the other side was a modern shop, with improved bellows and tools. About a dozen men manned the float, and wearing red

On other floats Wm. F. Adams & Co. showed ornamental iron work, including vases, fountains, cemetery railing, chairs and benches. David Pettit & Co., also exhibited wrought iron railings, vases and ornamental iron work.

Heaters, Ranges, Grates and Tiles.

Sub-Marshal, David H. Watts.

One float exhibited an old mantel said to have been preserved more than two hundred years, and made in Holland. The Scriptural scenes illustrated on it are said to be of a similar character to those made by manufacturers in Holland to-day. A black mahogany mantel with improved fire-place, portable grate and new style of decorating, was presented in contrast to the old by Sharpless & Watts.

Another float represented workmen manufacturing mosaic in the same way as it was made in olden time. The mosaic of to-day, it was said, is substantially the same in the product and method of manufacture as it was when used on the floors in Pompeii.

In this section the Philadelphia Exhaust Ventilator Company exhibited an eight-foot iron ventilating steam fan with the inscription: "The Blackman wheel moves 200,000 cubic feet of air per minute."

Another float displayed by George W. Harriman presented old and new heaters, and still another exhibited "The Keystone Metal Stove Boards."

Grinding Paint with Cannon Balls.

Paints and Glass.

Sub-Marshal, Adolph Heine.

Four interesting displays on floats were made. In the first were to be at which the men were working with mullers, of the ancient wooden and less ancient stone style on a stone slab. They were grinding paint in the old way.

Beside them was an old-fashioned kettle, with two cannon balls inside for grinding white lead; the kettle was suspended, and the balls were made to roll around over the white lead by pushing and turning the kettle. In addition to this was an illustration of the old system of stirring paints in a keg with a stick. The whole was labelled "Philadelphia Paint Grinding, 1787."

Each of the four horses drawing the float was led by a man wearing a cape and straw hat. The men at work on the wagon were dressed in Continental uniform, including knee breeches, low shoes, old style muslin shirts, big collars and three-cornered hats, wigs and queues. Indicative of the times was the label: "All paints imported."

The display on the second float presented the contrast. There was a ten-horse-power engine and boiler running the stone burr mill, until recently in common use. This mill is also known as the "horizontal mill," and, where now in use, is generally run with much greater velocity than heretofore.

Behind the burr mill was the modern of roller mill, consisting of rollers, lying contiguous and running in opposite directions, sending the paint from one to the other, and grinding it for use. The paddle mixers, now run by steam, were also illustrated. The three men attending the machines were dressed in the garb of modern workmen, and the display was labelled "Paint Grinding, 1887," with this reference to the progress in the trade:

"1837. Philadelphia produces annually under a protective tariff 84,000,000 pounds of paint."

INTERESING STUDY IN GLASS.

The progress in the manufacture of glass was shown on the floats exhibited by Hires & Co. On one were four frames containing four lights each of ornamented "colored glass made in this country." A window frame, 7 by 9 inches, was labelled, "Window Glass. Largest size made in 1787." Near it was a pane measuring 50 by 75 inches, labeled "Window glass size made in 1887," and being the largest size of cylinder glass made in the United States. The first process in making window and picture glass was shown, also "blowpipes used in making window and picture glass." The whole story was then summed up in this sign:

"Progress in window and picture glass; 1787, one small factory! 1837, 142 factories, employing 7000 hands, producing 175,000,000 square feet, valued at $6,000,000. Capital invested, $4,000,000."

A piece of plate glass measuring 96 by 130 inches followed on the next float, to show the size of plate glass made in the United States. Accompanying it was the label, "Progress in polished plate glass. 1787, no factories. 1837, one small factory. 1887, six factories, employing 2600 hands. Value of product, $4,000,000. Capital invested, $450,000."

Paint Shop Contrasted.

Master Painters.

Sub-Marshal, Charles McCarty.

Three carriages, containing officers and members of the Master Painters' Association, as follows: Joseph Chapman, President; F. F. Black, Secretary; Maurice Joy, Treasurer; Wm. B. Carlile, J. B. Scattergood, Stephen D. Cole, John Stewart, M. McCarron, Albert Shur, James Taylor, Wm. Pegley, Wm. Graham and W. J. Hayes.

Large float, the combined exhibit of employers and journeymen representing "The Painting Industry of Philadelphia." On one side were painted two houses, one representing the old style, with painters and a ladder and a structure daubed red and green, the other representing the new, with painters on swing stages, trestles, &c., applying the modern tints.

On the other side of the float were two shops, the "Paint Shop" of 100 years ago, and the modern establishment, with elaborate offices and appointments. On the rear of the design the whitewashing of 100 years ago was contrasted with the frescoing of 1887.

Painters Show Their Loyalty.

Journeymen Painters.

Sub-marshal, John Sage, Sr.

Aids, Benjamin R. Neilds, Patrick McMenamin.

Columbia Band.

Banner, in blue silk: "Presented to the Journeymen House Painters' Association of Philadelphia A. D. 1866," containing representation of a phœnix over the painters' shield, with rampant tigers facing each other.

Under the shield were the words, "Love, Honor, Obedience." Three bannerets, explaining the significance of these words, were displayed. The first, in red silk, read, "We *love* our country;" the second, in white silk, "We *honor* its institutions;" the third, in blue silk, "We *obey* her laws."

Upwards of 100 men turned out, dressed in white shirts and hats, with brushes in the pockets of the overalls.

Parading the Old Log Cabin.

Behind the painters came an old log cabin, representing, as nearly as skilled workmen of the present day could reproduce it, the abode of the settler of 100 years ago.

The interior of the cabin was ten feet by twelve and seven feet high. The walls were of unplaned hemlock logs, dove-tailed at the corners; the roof was peaked, with several logs fastened lengthwise, to add to the strength of the structure, and the only avenue of entrance and exit, a doorway on one side, was secured by an improvised door on wooden hinges, with the old style wooden latch and cross-bar.

A window in the front of the cabin lighted the interior, and through a "cnunk chimney" in the rear the smoke from a fire which was kept burning on the inside passed out into the open air. The crevices between the logs were roughly plastered with an admixture of clay and cement, to protect the occupants of the cabin from rain and wind. On either side of the cabin trees were planted that had been secured from a Pennsylvania forest.

The cabin was built under the direction of George Washington, while under the auspices of the Building Trades Council.

Carpenters Make a Big Show.

Carpenters and Stair Builders.

Sub-Marshal, Constantine Thorn.

Assistants — William F. Eberhardt, Thomas Fleming, Isaac Reynolds, Isaac Belour.

Cecilia Band, 20 pieces, Peter Burns, leader.

Twelve Pioneers, with genuine broad-axes, Captain Harry Bowstead.

New silk banner—"Brotherhood of Carpenters and Joiners of America, instituted August 12, 1881."

Silk flag.

Banner recently presented to Local Union No. 8, Brotherhood of Carpenters and Joiners, by Tallman & McFadden. This banner was found not long since in the old mansion, No. 327 South Third street. It is of pale blue silk, about 6 feet long by 4 wide, and was executed by I. A. Vanchost, 1835." The following description of it is recalled: The banner was painted for the Journeymen Carpenters' Association, as stated on one side, with the addition that the body was "instituted in June, 1835." The front piece represents carpenters at work, with implements of their trade lying around. A youth is in the act of tapping one of the workmen on the shoulder with one hand, and with the other pointing to a neighboring steeple clock, which denoted the hour of six. Prominent in the foreground is a block on which is inscribed the legend, "Six to Six," the watchword of the mechanics of those days.

On the reverse side is the painting of a female representing America, supporting the American flag and surrounded by one male and two female Indians, to whom she is pointing out the motto of the association, "Union and Inclustry, the Path to Independence." The banner, which is in an excellent state of preservation, was, it is stated, carried in the Lafayette celebration parade, in 1877.

THE BANNERS THEY CARRIED.

About 800 men, neatly uniformed, turned out with the Brotherhood. They represented all of the unions in Philadelphia and vicinity, including Camden. They wore lead-colored hats, white shirts with turned down collars and black ties, and muslin aprons

[*Continued on Second Page of Supplement.*]

[*Continued from First Page of Supplement.*]

with the name and emblem of the Brotherhood imprinted on them. The men also carried dowel rods for canes.

In the line they had a number of interesting banners, some of the inscriptions being here given:

"Our Brotherhood is 42,000 strong."

"We work only nine hours a day."

"We aid the sick and help the widows and orphans."

"Trades union men are loyal to American institutions."

The German Union bore a unique banner, it being made of ribbons strongly woven together. The banner was beautifully painted and attracted a great deal of attention. About midway in the line music was dispensed by the Ivy Mead Drum Corps, of Camden, Thomas Myers, drum major.

The Modern Cottage Blocked.

The modern cottage which was built in three weeks at Broad and Dauphin streets under the auspices of the Master Builders' Exchange and the Building Trades Council, was to have been placed on the rear of the line in the Sixth Division to represent the culmination of 167 years of progress in the building trades, but an accident occurring to the truck on which the house was being removed from the lot at Broad and Dauphin streets, it was left behind.

The cottage was built by thirteen painters, under the direction of J. W. Steelman, and was painted by union men, under the direction of John Sage, Sr. The architect was E. W. Thorne. The design was in the Swiss cottage style, with peaked roof and dormer windows.

It was nearly eighteen feet square, having a frontage equally as long as that of the average dwelling house constructed to-day. In front was a four-foot porch, with steps leading up to it, fancy posts and ornamental railings. In the rear was a wash-house, four feet by seven. The doors were of the latest make, on brass hinges, and the windows were of white and stained glass, in fancy sash.

The front door opened into a reception hall with a magnificent oak stairway at the side, the open space measuring eight by seven and a-half feet, and the ceiling being six feet in the clear. The parlor was beautifully papered and presented a most inviting aspect, being elegantly furnished and containing an open fireplace and mahogany mantel.

Its size was ten feet by seven and a half, large enough for a half dozen persons to move about comfortably. The dining-room behind the parlor and the kitchen on the right were of a uniform height of six feet, the dimensions of the former being eight by nine feet and the latter eight by seven. These rooms were also neatly furnished.

On the second floor were three rooms nicely papered and fitted up as bedrooms with modern furnishings, all five feet, ten inches high. The attic contained two rooms in either of which a few of the belated visiters to the city might find better accommodations than they were able to secure elsewhere. From the outside the house appeared unusually attractive.

The roofs over the building proper and the porches were of metallic shingles. The rounded red cedar shingles extending several feet below the cornice were neatly oiled, the overlapping weather boards were painted in light and dark terra cotta, trimmed with bronze green, and the sash of tuscan red. The base was painted to represent foundation stone.

The homelike picture conveyed by the trim cottage and its furnishings was completed by habitation, the occupants being the family of Gerald Breen, a disabled member of Local Union No. 8, Brotherhood of Carpenters and Joiners, and Joseph Sutcliffe, a six-year-old grandson of the foreman of the building.

We submit list of names with annexed amounts contributed for the purpose of defraying the expenses of the Building Trades display, and ask that they be given the same recognition as contributions from other sources.

Bricklayers.

Frank McHarris		25.00

List of ...

Carpenters and Stair Builders

Wm C McPherson & Sons	50.00	
Geo. T Payne & Co	50.00	
Stacy Reins & Sons	50.00	
Neely & McCormick	45.00	
James A Bradin	25.00	
Chas C Carman	25.00	
Edw Cubbedy	25.00	
J H Doan	25.00	
Wm P Fogg	25.00	
Jacob Garber	25.00	
Kemp & Garrison	25.00	
John C Kelly	25.00	
Kister & Crew	25.00	
Chas Little & Son	25.00	
Chas A Marshall	25.00	
Chas C McCaul	25.00	
Jacob Myers	25.00	
Henry Taylor	25.00	
Geo. Watson	25.00	
R J Whiteside & Son	25.00	
Arthur A Williams & Sons	25.00	
Chas Wright & Son	20.00	
Wm R Wooglerty	10.00	
Wm Rice & Son	10.00	
C P Nesbit	10.00	
J Sims Wilson	10.00	
D. A Woelfley & Co	10.00	
Walter J Bradley	5.00	695.00

Hardware

Reading Hdw. Co	25.00	
H & S Biddle	5.00	
Geo. W Nock	5.00	35.00

Iron & Metals

J. S Thorn	2230.00	
Alan Wood & Co	250.00	
	2480.00	755.00

amts brot forward	$ 2480.00	$ 755.00
W F Adams & Co	175.00	
Pettit & Co	130.00	
Morris Wheeler & Co	100.00	
Phoenix Iron Co	100.00	
L Hitzeroth	25.00	
Pancoast & Maule	10.00	3.020.00
Lumbermans Exchange		
Per Robt. L Lippincott Pres.		623.77
Plasterers Association		
Per Chas H Reeves		420.00
Plumbers and Plumbing Trade School		
McCambridge & Co	50.00	
Brodie & Comfort	25.00	
Harvey & Mcclands	25.00	
Stambach & Love	25.00	
Pattram & Brother	25.00	
Standard Mfg. Co (Pittsbg)	15.00	
A R Clarkson & Son	10.00	
Ford & Kindig	10.00	
Keystone Lead Works	10.00	
W. W Walters	10.00	
John E Eyanson	5.00	
Hartness & Brother	5.00	
Wm W. Mentzinger	5.00	
Jas A Munday	5.00	
W P Ogelsby	5.00	
Enoch Renick	5.00	
Watson & Peale	5.00	
Weaver & Pennock	5.00	
S. M. Barnes	2.00	247.00
Painters		
Master Painters Association 250.		300.00
Paint, Cement, Glass and Lime		
Samt H French & Co	100.00	
Harrison Bros & Co	100.00	
John Lucas & Co	100.00	
John J Lewis & Bro	67.66	
Wetherall & Brother	67.66	
Chas H Howell & Co	50.00	
Heroy & Co	31.45	
Irvine & McCarty	25.00	
Lesly & Trinkle	25.00	
amts forward	566.77	5.365.77

amts brot forward	$566.77	$5.365.77
L Schrack & Co	25.00	
Robt Shoemaker & Co	25.00	
Saml Bowis Sons	10.00	
Lawrence Cement Co	10.00	
Warren Ebret Co	10.00	646.77

Roofing

John Boyd	1985.00	
McDaniel & Harvey	50.00	
Austin Obdyke & Co	25.00	
Chapman Slate Co	25.00	
Hall Carpenter	25.00	
Merchant & Co	25.00	
John Kershaw	10.00	2.145.00

Sash and Doors

Mill Mens association	227.21
Brick Manufacturers Association	5.000.00
Master Bricklayers Association	611.00
Sharpless & Watts	115.00
Total	$14.110.75

On motion of Mr Lancombe the reading of the display was dispensed with.

Report accepted & Resolutions adopted.

Mr Shannon moved that the report be accepted and that the resolutions be adopted; and that a vote of thanks be tendered to the Committee for their very able and efficient services; which was unanimously agreed to.

Change hour of daily meetings

The President reported that the Board of Directors recommended that the hour for meeting daily be changed from 12.30 to 1.30 P.M. instead of from 12. M. to 1. P.M. agreed to.

Weaver inquires

Mr John J Weaver inquired whether the names of those parties who had not paid their dues and signed the By Laws, were to be printed on the list of members which he understood, was about being issued. A discussion followed on the question of whether they were members, and the Chairman was asked to decide. His decision was, that they were members according to the By Laws. His decision was appealed from, and, on taking a vote, the appeal was sustained.

moved to adjn. Mr H R Coulombe then moved to adjourn. not agreed to.

whose names go on list- Mr John J Weaver moved that no name be placed on the list now being prepared by Burke & McKittrick until they have completed their memberships; agreed to.

notify applicants Mr R J Whiteside moved, that applicants who have not paid their dues, be notified to pay them, as the list is now being prepared, and, that their names will not be placed upon the list unless they are paid. agreed to.

proposed amendment Mr John J Weaver moved that Section 1. of Article One. page 14. of the By Laws, entitled "Mode of Application for Membership" be amended by inserting on the 9th line, after the words "he will", the words "within Three months, pay his dues". agreed to, and, the Secretary was instructed to have the proposed amendment printed, and send a copy to each Corporate member, at least Ten days before the next stated meeting of the Exchange.

President reports The President reported that the building purchased from "The German Society" had been paid for, and all the necessary legal papers signed sealed and delivered.

The President also reported, that the Directors had elected John J Prince, a Director, in place of Hugh Copeland, resigned.

Treas reports The Treasurer reported.

Balance on hand Corporate a/c		6257.25
" " " Constitutional Guth a/c		45.24
" " " General a/c		2658.59
		8961.08
Bills Receivable		3250.00
		12211.08
Balance in Bank Corp a/c	6257.25	
" " " Gnl a/c	2644.33	
" on hand Petty Cash	59.54	
	8961.12	

adjd on motion adjd.

Wm F Allen Secretary

Stated Meety Nov. 22. 1887

At a stated meeting of The Master Builders Exchange held at their Room 3rd Walnut street Tuesday evening November 22nd 1887. at 8. o'clock Jno S Stevens President in the chair.

Who present

Present: Mess. W M Albertson Jas T Allen & Son. John Byrd, A G Buringer, J. A Black & Son, Peter Carrigan, Murrell Dobbins, Mahlon Fulton & Co, Wm Gear & Sons, Washington Gear, Harkness & Bro, Hunter & Son, Edw A Hollis, Franklin M Harris, Miles King, Thos H Marshall Jno J Paince, Stacy Reeves & Sons, Geo. W. Roydhouse & W & C H Reeves, B. Ridgway, Jno. S Stevens & Sons, Wm Smith, D. A Woelpper & Co, Geo. Watson & Son. A Wilt & Sons, Weaver & Pennock, Rush & Whiteside & Son.

Minutes read

Minutes of last meeting were read and approved.

Com from Dayward

Mr Harkness, on behalf of the Legislative Committee read a communication from Mr W. H. Dayward Secretary of the National Builders Association requesting information and suggestions relative to Lien Laws, Contracts &c. to be sent as early as possible in order that they may be placed before the joint committees of Builders and Architects, to be held in New York.

Com. on Bldg report

The special committee on the Building on 7th st. owned by this Exchange, reported progress.

who elected since last meeting

The following names of applicants for membership, admitted since last meeting, were read. Alexander Riehl, Painter, Schumann & Lynch, Iron Work. Charles Abel, Painter, Harrison Bros & Co Mfrs White Lead &c. C. S. Moulder & Son, Painters, John Gibson, Carpenter. J W. Gaskill & Sons, Lumber.

Stacy Reeves Resolution

On motion of Mr Stacy Reeves, the following resolution was agreed to, and referred to Committee on Legislation and on motion of Mr Wm Harkness, was suggested to the Committee, to meet in New York hereafter.

Resolved; for the consideration of members of this Exchange.

That Contractors should decline to give estimates for work in the aggregate when the owner or his Agent is receiving estimates in detail for the same and that no member should give an estimate

in detail when estimates are being received in the aggregate.

etion on proposed mendt to By Laws

Mr Weaver then brought up the amendment to the By Laws, proposed by him at last meeting, viz. amend Article 1. section 1. Page. 14. entitled "Mode of Application for membership" by inserting on the 9th line. after the words "he will". the words "within three months pay his dues". Mr Hartness suggested that the amendment be inserted at the end of section. Mr Weaver accepted Mr Hartness opposed the amendment, because it conflicted with other sections of the By Laws; and after discussion. Mr Stevens moved to lay the whole question on the table: not agreed to. Mr Rockhouse moved to amend by laying the matter over until the next meeting, and printing. Mr Woolpper, Mr Staer Reves, Mr Pro E. Stevens, and Mr F. H. Harris a Committee, to consult our counsel, as to whether the proposed amendment conflicted with other sections of the By Laws, and report at next meeting: Mr Weaver, accepted the amendment, and it was agreed to.

Banquet.- referred.

On motion of Mr D A Woolpper, the matter of a Banquet on the occasion of our first anniversary, was referred to the Board of Directors, with power to act.

adjd

on motion adj'd.

W. H. Albertson
Secretary

Stated Meeting Dec. 27, 1887

At a stated meeting of the Master Builders Exchange of Phila. held at their room 3rd & Walnut sts Tuesday evening Dec 27th 1887. President John S Stevens in the chair. 37 Members Present

Who present

Present. Mess. W A Albertson, Jno C Atkinson Michael B Andress, Jno Atkinson, D. D Mayhlety, Jno Byrd, A G Bevinger, Peter Carrigan, Jos B Cooper, Edw Cubbely. Mowell Dobbins, Thos H Doan, Jno E. Eyanson, Mc Fulton & Co W P Fogg, Hankins & Bro, Hunter & Son, F. M Harris, Miles King, Kemp & Garrison, Chas Mc Caul, Thos H Marshall, Jno F Prince, Stacy Reeves & Sons, Geo. W Roydhouse, Enoch Rennick, Jno S Stevens & Sons, J B Shannon & Sons, Wm Smith, J S Thorn, D. A. Wallpper & Co, Geo. Walton & Son, Weaver & Pennock, J Sims Wilson, Wm N Read, Rush J Whiteside & Sons, R C Ballinger.

Minutes appd. Minutes of last meeting were read and approved.

Com. reports Standing committees reported progress.

amendmt to By Laws appd. Special committee to ascertain whether the proposed amendment to Article 1. Section 1. of By Laws, conflicted with any other sections of the By Laws. reported, that our counsel had advised them that it did not conflict. and on motion, the amendment was carried. and is as follows. add at the end of Section 1. of Article 1. the words; "within three months pay his dues.

Delegates & Alternates to Nat. Convention On motion the following gentlemen were appointed Delegates. and Alternates to the National Convention of Builders. to be held in Cincinnati on Tuesday February 7th 1888.

Delegates	Alternates
Geo. Walton	Wm McCarter
David A Wallpper	Chas H Reeves
Geo. W Roydhouse	Stacy Reeves
Franklin Mc Harris	R P Obdyke
Wm C McPherson	John J Weaver

Amt. appropriated Expenses of delegates

and on motion the sum of Fifty Dollars was appropriated for each delegate and Jno S Stevens. Vice President of Nat asso. and Wm Hoskins Jr Delegate at Large: towards paying the expenses ~~of said delegates and Mr Stevens & Mr Hoskins Jr.~~

The following ~~nominations~~ named gentlemen were on motion of Mr J Mc Harris, nominated for Directors, to serve for three years from January 1st 1888.

Nominees for Directors

Stacy Reeves, Geo. W Roydhouse, Wm H Albertson, Geo. Watson, Fred J Mc ghlenty, J. S Thorn, Alfred P Shannon, and John J Prince, to serve the unexpired term of Hugh Copeland, resigned. and:

Additional Nom's for Directors

On motion duly seconded: all the corporate members. except those now serving as Directors were put in nomination for Directors.

Treas report

The Treasurer reported as follows.

Balance on hand Corporate a/c	$218.50
" " Gen'l "	1629.42
" " Petty Cash	41.49
	$9.889.41

Directors authyd

On motion of Mr John J Weaver, the Board of Directors were authorized to communicate with Governor Beaver, and ascertain the names of the committee appointed by him on Manual Training Schools. and ascertain if it be possible to have a mechanic appointed on the Committee

Put names on Black Board.

Mr Weaver moved, that the Superintendent be instructed to place on the Black Board, the names of the Directors, whose terms expire at the close of this year: Mr J Mc Harris moved to amend, by placing also. on the Board, the names of the Directors holding over, and that their occupation be placed at the end of each name. Mr Weaver accepted the amendment. and it was agreed to as amended.

Adjd.

On motion adjd.

Yours
W. H. Albertson
Secretary.

Annual Meetg
M. B Exchge
Jany. 24. 1888

Phila Jany 24. 1888

The Second Annual meeting of the Master Builders Exchange was held at their room 3rd & Walnut Tuesday January 24th 1888. at 3. Oclock P.M. Jno. S. Stevens, President in the chair.

Quorum present
Dispensed reading Minutes & Roll call

A quorum was present. On motion the reading of the minutes of last meeting, and roll call were dispensed with.

The President read the 1st annual report of the Board of Directors, which was accepted and ordered spread upon the minutes, as follows.

*

Directors report

Phila. January 24. 1888

To. the Master Builders Exchange.

Gentlemen.

Your Board of Directors herewith present their first annual report for the year 1887, and congratulate the members of this Exchange upon the success achieved during the past year.

On Sept. 6th 1886 Twenty gentlemen representing different branches of the Building Trades, met in Ealy's building 1231 Arch street; to consider the propriety of organizing a Master Builders Exchange in this City. A number of meetings were held, an organization effected, a charter obtained, Constitution adopted and By Laws drawn up and approved.

At a meeting on Jany 26. 1887, Seventy members were present.

On February 1st 1887 your Board of Directors elected their Officers.

On February 16. 1887 a special meeting of the Exchange was held, at which there was present, Seventy two, Sixty six of whom, expressed their intention of becoming Corporate members. Subsequently, the Corporate membership was filled.

The Rotunda of the Philadelphia Exchange at 3rd & Walnut Sts was rented, at rental of $2000. per year, for a term of two years from March 1st 1887, and fitted up at an expense

of $3700.

Two accounts have been opened, with The Real Estate Title Insurance & Trust Company. One, an active account upon which two per cent interest is allowed; and one, termed the Corporate account, upon which, three per cent is allowed, but requires ten days notice of intention to draw upon it.

The declaration of principles, adopted by the National Association of Builders, at their convention held in Chicago, last March, were endorsed by this Exchange.

A form of agreement for Non. Corporate members, was adopted.

Committees on Building and Lien Laws, forms of Contracts &c have been appointed.

The Building No. 18 to 24 So. 7th street was purchased for the sum of $75.000.

A Morty age for $100.000. has been given on the building, and Bonds to the amount of $66.000 issued.

Your building was paid for with the $66.000. received from sale of Bonds, and $9000. borrowed from the Corporate funds. We also paid from the corporate fund a further sum of $1241. as follows.

For proportion of rent accrued at time of purchase	$195.00
" " " Insurance	463.12
" " " Taxes and Water rent	282.88
" additional Insurance on Bldg $10.000.	300.00

A box has been secured in the vaults of The Real Estate Title Insurance & Trust Co for the safe keeping of securities and valuable papers.

Your building is rented for the sum of $5900. per year.

The corporate membership consists of 99 at present, one member having resigned his corporate membership.

The Non-Corporate membership is 132. making a total membership of 231.

The Board of Directors have held many special meetings in addition ~~in addition~~ to their regular ones, which have been very largely attended.

The committee on Architect Plans and Contracts

Mr Stacy Reeves, chairman, have duly considered, from time to time, the various communications that have come before them, and have prepared a digest of suggestions, which have been printed for the criticism of the members, approved by the Board, and, referred to the National Committee on the subject, for consideration at the National Convention.

The Finance committee, Mr David A Wolfpper chairman, have carefully examined from time to time, the bills, and prepared and had executed the Bonds and Mortgage, as ordered by the Corporation.

The Committee on Legislation, Mr Wm Harkness Jr, chairman, have had various subjects referred to them for consideration! Notably, the New Lien Law, on which subject they have had an opinion from our counsel, and, the Lumberman's Exchange have appointed a similar committee with whom they are now in consultation.

The committee on Printing and supplies, Mr Wm H Albertson, chairman, have had plenty of work, which has been faithfully attended to.

The Committee on Press & Publication, Mr John F Hunter, chairman, have, as you are all aware, from the notices that have been seen from time to time, in the various papers, kept the public advised of the doings of the Exchange.

The committee on Room & Rules, Mr Chas H Reeves, Chairman, have well and faithfully performed their work, as the conveniences that surround us amply attest.

The committee on Membership, Mr Wm L McPherson, chairman, have faithfully attended to their duties, and have had many special, in addition to their regular meetings, to attend to the business assigned them.

The Committee on Arbitration, Mr Geo. Watson, chairman and the committee on Labor, Mr S. J. Learnell, fortunately, have had no occasion to consider any special cases during the year.

The committee on Complaints, Mr Jos B Cooper, chairman, have had but one case before them, which need not be alluded to, as it is familiar to most of the members.

The question of increasing the Corporate Membership, has been fully discussed, and referred by your Board, to the incoming Board of Directors for their consideration and report to the Corporate body.

We feel that the year has demonstrated the necessity of an Exchange for the use of the Builders of the City and, what was tried as an experiment is now an assured success.

With wishes of many years of prosperity and success, we respectfully submit this, our first annual report.

(signed) Jno. S Stevens
Pres't.

Election of Directors

The President then announced that an election for Directors would be held, and read from the By Laws, that the election would be by ballot. and on motion of Mr John J Weaver, duly seconded, it was Resolved; That the Eight members voted for, and receiving the highest number of votes, be declared elected; the seven receiving the greatest number of votes, for three years, and the lowest of the eight, for Two years.

New elected

The Judge. Mr Clifford P Allen. and the Tellers Mess Henry R Coulomb. and. Mr F F Black. were sworn and properly qualified. Mr F F Black taking the place of Mr Howard R French. originally appointed, who was absent at the time.

Proceed to Ballot

The Corporation then proceeded to ballot for Eight Directors, Seven to serve for three years. and one to serve for Two years.

The Treasurers report was then read as follows.

Treas report

Chas H Reeves. Treasurer

In acct with The Master Builders Exchange

1887

To cash received a/c of Corporate membership		20.000.00
" " " " Interest on Corporate Fund		347.82
" " " " of Dues		10.315.50
" " " " of General Fund. (Interest		59.94
" " " from sale of Bonds		66.000.00
" " " " Rent of Property from 1886 to 24 Sept 87		900.00
" " " " Return Premium on additional Ins		15.00
		$97.638.26
By cash paid a/c Expense	3500.33	
" " " " Return Corp. a/c to C Steward	200.00	
" " " " Rent	1563.00	

By cash rec'd a/c Dues	87.00	
" " paid for 7th Property	75.000.00	
" " " " Rent accrued	195.00	
" " " " Proportion of Ins	463.12	
" " " " Taxes & Water Rent	282.88	
" " " " additional Ins.	300.00	
" " " " Stationery & Print.	578.22	
" " " " Furniture & Pictures	3.661.78	
" " on hand & Notes Receivable $1.000	11.826.93	$97.638.26
Balance in Corporate a/c	8934.07	
" " Genl. a/c	1892.86	$10.826.93

The report of the Auditors was then read and ordered spread on the minutes, as follows.

Phila Jany. 19. 1886

Auditors report

To the Officers and members of The Master Builders Exchange.

Gentlemen

The undersigned having been appointed a committee to audit the Books and accounts of this Exchange, respectfully report:

That they have completed the work assigned them and, have found said books and accounts correct. In consideration of the time and labor consumed by this committee, in making said audit, covering a period of over one year, we would suggest that section V of Article V of the By Laws, be so amended, that the books and accounts of this Exchange, may be audited quarterly. We would further suggest, that all vouchers, when cancelled, shall be marked "Cancelled", signed by the proper officers, and retained by the Superintendent for reference.

Respectfully

(signed) Jno J Weaver
" B P Obdyke
" Howard B French
} auditing Committee

Recommendations of Audtg Com. refd

On motion, the recommendations of the Auditing committee were referred to the incoming Board of Directors.

Presd. to appoint Com. of 3. [illegible]

Mr J M Harris moved: That the President be requested to appoint a special Committee of Three (3) from the Board of Directors, to act as a committee to entertain visitors, the necessary expenses

to be borne by this Exchange: and Mr John J Weaver moved to amend, by striking out the words "from the Board of Directors". which was accepted by Mr Harris and, agreed to.

Delegates to Cincinnati invite. Committee Hold session in Phila

Mr Geo. Watson, moved, that the Delegates to the National Convention of Builders, to be held in Cincinnati, on the 7th of March next, be requested to invite the "National Association of Builders" to hold their annual convention of 1889. in this city; Agreed to.

Recess

A recess was then taken, to allow the Tellers, time to count the ballots.

Called to order Min. read. on Order Business

The meeting was called to order by the President, and Mr Wm Kirkness, jr read a communication from Mr Wm H Sayward. Sec'y of National Asso. of Builders, giving the order of business to be observed at the coming National Convention in Cincinnati

Tellers report of Ballot-

The Tellers then reported as follows.

Whole number of votes polled. 76.

For 3 Years.

Stacy Reeves	74	Alfred P Shannon	35
Geo. W Roydhouse	72	Thos H Marshall	35
Wm H Albertson	72	Wm B Irvine	27
J. S Thorn	64	Jno F Price	24
Geo. Watson	61	Samuel Hart	2
Wm C. McPherson	42	Howard B French	1
Fred. F Moyhlenty	50		

For 2 years

Wm Gray 40

(signed) Francis P Black } Tellers
" Henry R Coulomb }
" Clifford P Allen Judge

Who elected

The President then announced that Stacy Reeves, Geo W. Roydhouse, Wm H Albertson, J S Thorn, Geo. Watson, Wm C McPherson, and Fred F Moyhlenty, were elected to serve for 3 years, and Wm Gray was elected to serve for 2 years.

adjd

On motion adjd.

W. H. Albertson
Secretary

Stated meeting of Exchange

At a stated meeting of the Master Builders Exchange, held at their room 3rd & Walnut streets Tuesday evening February 28th 1888 at 8. oclock. John S Stevens, President in the chair.

Who Present

Present. Mess. W H Albertson, Michael B Andress, John Byrd, Chas L Carman, Murrell Dobbins, Malloy Fulton & Co, J & J Gillespie, Washington J Gear, Hartones & Son, Edw A Hollis, Irvine & Carty, Kemp & Garrison, Wm C. McPherson & Sons, Chas McCaul, Michael McCarron, Thos H Marshall, John F Prince, Stacy Reves & Sons, Geo. W Roydhouse, John S Stevens & Sons, J B Shannon & Sons, Wm Smith, D A Woelpper & Co, Geo. Watson & Son, A Wilt & Sons, John J O'Brien & Co, Rush J Whiteside & Sons, A A Catanach & Son. Wm N Read.

Minutes read

Minutes of last meeting were read and approved.

Com. from Whitty

A communication from Mr W H Whitty on behalf of the 3d Regiment N. G. P. was read. calling attention to the needs of the regiment: which was directed to be received and placed on file.

Hartones reports behalf of Com. on Press & Publication

Mr Wm Hartones, on behalf of the Committee on Press and Publication reported that he had several interviews with representatives of the Public Ledger, and that paper had published the action taken by the Nat. Assn of Builders. and this Exchange. in relation to Lien Laws. Arbitration. and apprenticeship. and had also published Editorials on the same subjects.

Mail Calendars

On motion of Mr Jno J Weaver, the Superintendent was instructed to mail a calender of this Exchange to each member.

Mail Hand Books

On motion of Mr A P Shannon. the Superintendent was directed to mail a copy of the Hand Book to each member.

Banquet Com. report.

Mr Chas Gillingham. Secty of Banquet Committee. read the report of the committee. and on motion of Mr John J Weaver. seconded by Mr Stacy Reves it was

Thanks to Banquet Com.

Resolved; That the report be accepted and. the Committee be discharged and. that the thanks of this Exchange are hereby tendered for the elaborate report submitted, and the very satisfactory manner in which they have fulfilled the duties assigned to them.

Resolution reconsidered

On motion, the resolution passed at last meeting, "requesting the President to appoint a committee of Three to act as a committee to entertain visitors; was reconsidered, and on motion the President was authorized to appoint a committee of Ten (10) to entertain visitors. and the President appointed the following gentlemen as the Committee

Com. of Ten on Entertainment

Committee

Committee to entertain visitors

D. A Woelpper.	Jacob R Garber
Frank M Harris	Geo. Watson
Murrell Dobbins	Peter Gray
Stacy Reeves	Jos E Brown
Chas McCaul	A Barber.

Delegate's report

The President on behalf of the Delegation to the annual Convention of National Asso. of Builders, held in Cincinnati July 7. 1888. reported. and had Mr Harkness read the action taken by the convention. on Arbitration, apprenticeship and Trade Schools.

Report and Communication Nat. Asso Bldrs. meets in Phila. & Directors to make arrangements

The President also reported that, as requested by this Exchange the Delegation, extended the invitation to the National Association to hold their Annual Convention next year in this City: which was accepted: and. on motion of Mr Murrell Dobbins, seconded by Mr Stacy Reeves, The Board of Directors were authorized to make all arrangements they deem necessary to entertain the visiting members to the National Association of Builders, at their annual convention in this City on February next

Print & mail reports

Call special meeting

On motion of Mr Geo. Watson seconded by it was Resolved; That the report of the National Association of Builders, on Arbitration, Apprenticeship and Rules for estimating for work: be printed and mailed to each member of this Exchange, and that a special meeting be called, to take action on said report.

Members admitted last month

The President reported that Nine members had been admitted during the past month, and that the total membership was now. 240. and the average attendance the past month was 60.

Treasurers report

Mr. D A Woelpper (the Treasurer being absent) read Treasurers report as follows.

Phila Feb. 28. 1888

General Fund.

Chas. H. Rivers. Treasurer

In acct with the Master Builders Exchange

To Balance on hand January 19/88.	1892.86	
" cash rec'd for dues	0820.00	
" Sale of Banquet Tickets	401.50	8114.36
By Exchange Room Committee	178.51	
" " Delegates to Cincinnati	350.00	
" Dues Nat Association	450.00	
" Banquet Committee	2102.38	3080.89
Balance in General Fund.		5033.47
Corporate a/c		
To Balance on hand Jany 19. 1888.	8934.07	
" cash rec'd for Rent of Property	1025.00	9959.07
Total Balance.		14992.54

When adjd. to

On motion of Mr Wm C Mc Pherson, seconded by Mr H B Andrews. it was Resolved; That when this meeting adjourns, it be to the 4th Tuesday in March next, at 2. Oclock. P.M.

adjd

on motion adjd. Yours W. H. Albertson
Secretary

stated meeting
Mas B Exchange.
Mo. 27. 1858

At a stated meeting of the Masters Builders Exchange, held at their room - 3rd & Walnut sts. Tuesday, March 27th 1858 at 2. Oclock. P. M. John S Stevens, President in the chair.

Who present

Present Messrs. W H. Albertson. Jas T Allen & Son. Jno C Atkinson, M B Andress, Atkinson & Mayhlerty, Jno Byrd, A G Buvinger, T. A Black & Son, R T. Bancroft & Son, Jos E Brown, Peter Carrigan, Jos Chapman & Co, A R Caulomb, Jas B Corson, David S. Criswell, D. Conway & Sons, Edw. Cubberly, Wm R. Dougherty, Charles C. Carman, Merrell Dobbins Thos H Doan, Saml H French & Co, Mahlon Fulton & Co, W. P Fogg, J & J Gillispie, Jacob R Garber, Washington J Gay, Hutchinson & Bro, Edw A Hallis, T. M. Harris, Saml Hart, Irvin & Carty, Miles King, Kister & Brun, Wm C. McPherson & Sons, Chas McCaul, Thos H Marshall, Geo. T Payne & Co, Jno T Pierce, Stacy Reeves & Sons, Geo. W. Roydhouse, B Ridgway, Jno. S. Stevens & Sons, J. R Shannon & Sons, Wm Smith, J. S Thorn, Henry Taylor, D A Wallspan & Co, Geo Watson & Son, A Will & Sons, Weaver & Pennock, Frank Williamson, Wm N. Read, Moore Williams & Co, A A Calanach & Sons, R. C Ballinger,

Minutes of last meeting

Minutes of last meeting were read and approved.

Pres. reports

The President made a brief report of the proceedings of the Board of Directors, the past month.

Reports Nat A. B.

Reports of action taken by the National association of Builders, at their Convention held in Cincinnati. Feby. 1858. on Arbitration, Apprenticeship, and the Rules and conditions under which estimates should be submitted by Contractors in the Building trade, were read and ordered on file.

Com. on Archts Plans & Report

Mr Stacy Reeves, chairman of Committee on Architects Plans and Contracts, had read, the report of said committee, which was ordered to be printed and mailed to each member of the Exchange

Com. on Arbitration Report

Mr Geo. Watson, chairman of Committee on Arbitration reported, that they had, had two cases before them, both of which, had been amicably settled to the satisfaction of all parties.

Finance. Com. Resolution to pay interest

Mr D A Bueltpser Chairman of Committee on Finance reported the following resolution, which was approved

Resolved; That an order be drawn on the Corporate Seal for the amount of Sixteen hundred & fifty Dollars ($1650.) ~~in favor of~~ the Real Estate Title Insurance & Trust Co, to pay Six (6) months Interest on the Bonds of this Exchange, due April 1st 1888.

Com. from Harris.

Mr J Mc Harris, chairman of Committee on Membership, read the following.

As there seems to be some doubt, what constitutes a proper person, to be eligible for Corporate membership, it would seem to be wise, for the Corporation to pass upon the qualifications, and, define what the By Laws mean, when they say "Dealers in material can only become Now Corporate members" Sec 2. Article 1.

Do the By Laws mean, that a dealer is one who buys and sells, or, one who makes and sells, or both? It would be well to have this matter settled definitely, so that the Committee on membership, can be governed accordingly.

I therefore offer the following resolution.

Resolved; That Section 2. Article 1. be defined to mean, as dealers in material, any person or firm that deposits his or their material at the building, and does not erect it, shall be classed as dealers, and not eligible for corporate membership: on motion postponed until next meeting. and resolution ordered to be printed

Harris. offs Amendt. By Laws

The following was offered by Mr Harris

Amendment to By Laws.

Corporate Members

Strike out from Section 1. of Article 1. relating to Corporate members "One hundred" and insert "two hundred" in number.

Signed J. Mc Harris
J A Black & Son

Hartness offers Amendt to By Laws

The following amendment was offered by Mr Wm Hartness Jr

Amend Article 1. Section 1. insert the word "Corporate" before the word membership on last line.

Stated meetings at 1.30 P.M.

Mr Michael B Andress moved that hereafter, the stated meetings of this Exchange, be held at 1.30. P.M. afternoon.

Treas report

Mr Geo. Walton, Treasurer Pro Tem. read Treasurers report as follows.

2/29.	Bal. on hand. Genl fund.	5033.47	
	Rcd from C. Gillingham a/c Banquet	14.00	
	" " Dues	1162.50	6209.97
	By cash paid Rent-	500.00	
	" " " Banner & Book Case	183.91	
	" " " Wages, Printg Stamps &c	235.21	919.12
	Bal. Genl fund		5290.85

Corporate a/c.

June 19.88.	Bal on hand	8934.07	
	Rcd for Rent 7th prpsty	1025.00	
	Bal on hand. 3/26.88		9959.07

Dobbins substitute for Article 1. Sec. 1

Mr Morrell Dobbins offered the following. as a substitute for Article 1. Section 1. of the By Laws.

Any person or Co-partnership practically engaged as employers in any of the Constructive Mechanical trades or manufacture of material necessary in the erection of buildings may be eligible for Corporate membership.

Adjourned

W. H. Albertson

Secretary

Meeting of all members April 10. 88

At a meeting of all members of The Master Builders Exchange, held at their room. 3rd & Walnut sts, Tuesday April 10th 1888. at 1. o'clock P.M. to consider reports on Apprenticeship, Arbitration, —, Rules and conditions under which Estimates should be submitted by Contractors in the Building Trades, and, suggestions for Specifications, Plans & Contracts &c Jno S Stevens, President in the Chair.

Report

The President announced that the reports would be considered in the order named in the Notice of this meeting, and that the first named, was Apprenticeship

Report on Apprenticeship

Report of Legislative committee of National Association of Builders, as amended and adopted in Convention at Cincinnati, February 8th 1888.

Apprenticeship.

Your committee in whose charge was left that important question known as the Apprenticeship System, have thoroughly reviewed past methods in their relation to present conditions; have visited Manual Training Schools existing as adjuncts to schools of technology, or as departments of the public-school system; have inspected the Mechanical Trade Schools, established and maintained in the City of New York by the philanthropy of Col Richard T Auchmuty; have had the privilege of a lengthy interview with the generous founder, and make the following report:—

We find the old system of Apprenticeship under which the boy who wished to learn a trade was "indentured" or "bound out" to an employer for a term of years, has been gradually falling into disuse from natural causes, until scarcely a vestige of it remains.

In our opinion there is no encouragement for a revival of this old system, for the following reasons:—

Fifty and perhaps even Twenty five years ago the employer in the building trades worked with his own hands, and being continually present, could give proper instructions to the apprentice. He took the boy to board in his own house, and to a certain extent had an oversight of his habits, and could control his general conduct to the end that a good mechanic should be the result.

The situation to day is widely different. Employers

seldom work at the trade, for the reason that there is a great increase in the volume of business, and because new and quicker methods of work have become so desirable and necessary that the time of the employer is fully occupied in attending to business details and in general direction; he seldom or never takes tools into his own hands or remains long enough upon actual work to instruct in that practical way which was possible formerly.

The apprentice is left therefore, largely in the charge of the workmen. Foremen or other employees give such general instructions as may result from their good nature, or sense of duty to the boy or to their employer.

It is a fact which can not be disputed that there is at present no such thing as regular or systematic teaching, the apprentice being left to "pick up" his trade instead of having it taught to him.

We are strongly of the opinion that the tendency of modern methods of conducting work will always be away from those general conditions which made possible the "old apprenticeship system"; and this opinion together with the fact that under broader opportunities for education there is undoubtedly a much higher grade of intelligence to day than in the past, and the fact also that the trades are sub-divided much more than formerly, so that greater proficiency is required in the various branches, lead us to the conclusion that apprentices must be taught and mechanics made, in the future, by entirely different methods from those in vogue under the system referred to.

These new methods may be briefly be described as a combination of schooling pure and simple, and practice pure and simple; or, in other words, of a course of schooling under regular instructors (the schooling to be paid for the same as any technical course is paid for in other professions) and a course of practice under employers, on actual work, which practice or service shall receive appropriate wages.

These two courses will form a comprehensive and complete system, which, when fully understood and thoroughly operated, will produce a better class of mechanics than the present no-system, or the past hap-hazard system, and will leave as little to chance as possible.

The first step will be the establishment of Mechanical

Trade Schools, whose definite purpose shall be to give preparatory instruction in the science or technique of trades to young men who intend to follow mechanical pursuits for a livelihood, this preparation to be supplemented and followed, and the education completed by a term of service on practical work under actual employers, which term shall be of shorter duration than usual on account of and by virtue of the preparatory course in the Trade School.

While we are of the opinion that the instruction in the study of Form Drawing and Manual Training as already introduced into many public schools should be made a fundamental feature in public education, believing that such instruction is not only valuable for every pupil but that it also tends to develop a respect and taste for mechanical pursuits, we are still strongly of the opinion that for the practical training of young men who intend to be mechanics, special instruction must be had in Mechanical Trade Schools as an intermediate course between the public school and that actual service with the employer when his education will be completed, and from which he may graduate as a journeyman.

We believe that these practical Mechanical Trade Schools should not be a part of the public school system, but should be established and maintained by private enterprise.

We also believe that these schools should not be established or maintained exclusively by any distinct association of builders, but are emphatically of the opinion that such associations should co-operate with them, and indeed that such co-operation is necessary to insure their success as the first stage in the education of the mechanic, as well as to establish the fact that builders recognize the school as part and parcel of the new system.

The legitimate and proper method of co-operation in this system, so far as associations of builders is concerned, should be by encouraging private enterprise to establish these schools, — offering to assist pecuniarily until they become self-supporting, — agreeing to give preference of employment to graduates from the schools, — joining in the management by appointing committees to approve methods, and examine students in establishing their proficiency, which shall entitle them to certificates of graduation.

We are convinced that there is abundance of capital that

will quickly be invested in enterprises of this kind as soon as associations of builders demonstrate a belief in their practical value by lending aid in the way suggested.

We recommend that the National Association of Builders approve of the following detailed method to take the place of the old apprenticeship system, and secure its approval and adaption by all filial associations as rapidly as possible, to the end that mechanics may be taught upon our own soil, and American boys given the best opportunity possible to become proficient in the building trades.

Methods approved by
The National Association of Builders
to establish the right of any person to be known as
a regular journeyman in the building trades.

1st The serving of a regular course of instruction in a Mechanical Trade School, and graduating therefrom with a certificate of proficiency granted by the same, under rules and regulations approved by a Committee of Master Mechanics, who may unite in the management of the said School.

2nd Service for a term of practice with an employer on actual work, this term to be at least one year less than the usual term of apprenticeship by virtue of the holding of a certificate of proficiency granted by a Mechanical Trade School. During this term of service, the young man to be known as "Junior".

3d The completion of the education of the mechanic to be acknowledged on the part of the employer by the issuance of a certificate from the Association of Builders to which the employer may belong, which shall state that the holder has passed through the prescribed course at the Trade School, and the term of practice with an employer (name and location given) with satisfaction and credit, and is entitled to be received by all builders as a journeyman.

Respectfully
Marc Eidlitz of New York
Leander Greely of Boston
Wm Harkness Jr. of Philadelphia
} Committee

On motion of Mr J J Black, duly seconded, the report on apprenticeship was approved, and the introduction of Trade Schools recommended.

The report of Legislative Committee adopted by the National Association of Builders at their Convention in Cincinnati July 8. 1868. was then read and on

motion of Mr J. M. Harris, duly seconded, was adopted and is as follows.

Report on Arbitration adopted

Report of Legislative Committee as amended and adopted in Convention at Cincinnati July. 8th. 1886

Permanent Arbitration

For the purpose of affording a means of peacably setting questions that may arise between workmen and their employers in the building trades, before such questions attain the magnitude of disputes, thus furnishing pretexts for strikes upon the one hand and lockouts upon the other, the National Association of Builders earnestly recommends all affiliated associations to take immediate steps toward the establishment of the following system for the prevention of strikes and lockouts in the building trades:—

First— They should influence employers to form associations of the special trades in which they are engaged, where such do not already exist, and then urge, encourage and assist them to adopt a system of arbitration in cooperation with reliable organizations of workmen, if any such exist in the cities in which they are located. If such organizations do not exist, then the method may be established independently, for the benefit of unorganized labor.

Second— This system of arbitration comprehends the appointment of a joint committee, three (3) upon the part of the employers and three (3) upon the part of the workmen, to serve continuously for one year, or until their successors are appointed.

This committee should have regular meetings upon fixed dates, and all questions that may arise, should be submitted to the nearest meeting, work in the meantime proceeding undisturbed and continuing undisturbed, it being the understanding that the decisions of the committee shall be peacefully abided by whenever rendered.

Third— It should be a fixed principle, understood and agreed upon by the associations interested, that these committees are established upon the basis of individual liberty: that is to say, that the associations of of workmen should officially discountenance the practice of refusing to work with men who are not members of unions, or of refusing to work when the materials furn

ed are made or prepared) by non-union men; and the association of employers should upon their part officially discountenance discrimination against individuals because they do or do not belong to societies.

Until associations upon both sides take this ground, this system of arbitration should not be allowed to operate. Individual liberty, as here defined, in the matter of work or employment, is considered a fundamental principle, acknowledgment of which should precede arbitration, and which should never be submitted to it.

Fourth. It should be agreed upon by the organizations interested that strikes or lockouts, as far as associations can prevent them (and they can prevent any general disturbance), are not to occur, for such action would destroy the conditions necessary to arbitration, it being self-evident that when workmen leave an employment, or are discharged, that there is no one left on either side to confer with; therefore, to give a basis for the operation of this system, it should be understood that the committee can only consider questions at issue while work is progressing; and it also should be understood and mutually agreed that whatever the decision of the committee may be that the work shall proceed in accordance therewith.

If these provisions should not be observed, then the deliberations of the committee should cease and not be resumed until the original conditions are again in operation.

Fifth. Should these Special Trade Committees fail to agree upon any question brought before them, then the said question should be referred by them to a Central Standing Committee, which should be appointed annually by the exchange or association which represents, collectively, the employers in the various building trades upon the one part, and by the association or council which represents, collectively, the workmen in the various building trades, upon the other part.

This committee should consist of three (3) upon the part of the exchange and three (3) upon the part of the council, neither organization selecting more than one representative of any one trade.

In case there should happen to be any person or persons on this committee representing the particular trade from which a case is referred for their adjudication

them for the consideration of that special case, the said members should be temporarily dropped, and the balance of the committee should have the power to fill the vacancies so caused, by representatives from other trades.

This committee should act as a last court of appeal, and their decision upon matters submitted to them should be final.

In case this committee find it impossible to agree among themselves, then they should have power to select an umpire, whose decision should be accepted as the verdict of the committee.

Sixth—Employers or workmen outside of the membership of associations, should be permitted to take advantage of this means of peaceful settlement upon proper application and consent of all parties concerned, and upon payment of proper expenses attendant thereto.

Respectfully

Mark Eidlitz of New York
Leander Gurley of Boston
Wm Harkness Jr of Philadelphia
} Committee

The report of Legislative Committee, as amended and adopted in Convention of National Association of Builders at Cincinnati July 8. 1888, was then read and on motion duly seconded adopted. and is as follows.

Report of Legislative Com. adopted.

Report of Legislative Committee as amended and adopted in Convention of National Association of Builders at Cincinnati February 8th 1888

Rules and conditions under which estimates should be submitted by Contractors in the Building Trades.

The committee on Legislative Matters have conceived it to be within their province to prepare, for the consideration of the National Association, certain Rules and Conditions which Contractors may properly require to be observed by Owners, Architects and Builders, when estimates are to be made.

The action they desire is simply this:—That the National

Association recommend all its affiliated bodies to adopt these Rules, in cooperation with the Architects in their various cities, and require their members to decline to estimate, unless their provisions are conceded, as a basis upon which bids are to be submitted.

The committee hope by this means to correct some of the improper practices that have prevailed in the past, and secure a nearer approach to honest and fair dealing by and between builders, as well as between Architects and Builders.

Rule 1. Complete Plans and Specifications.

General plans and details, when offered for final or competitive estimates, should be presented on a scale not less than one eighth of an inch to the foot; should be done in ink, or by some process that will not fade or obliterate, and be complete in every part. Specifications should also be presented in ink.

Rule. 2. Scale of Drawings.

Such portions of the drawings as require a larger scale than the general drawings, for a thorough comprehension of what will be demanded, should be so presented.

Rule. 3. Indefinite Specifications.

Specifications should be definite. All such indefinite demands as "The contractor must furnish all work that is necessary", or "All work that the Architect may require," are improper, and should be eliminated before estimates are submitted.

Rule. 4. Indefinite Depths of Foundation.

Estimates should not be given to cover an indefinite depth of foundation. Foundations which have to go below the depths shown upon the plans should be paid for as extra work at prices agreed upon.

Rule. 5. The Specifications to be the guide for Estimating.

The specifications should be taken as the guide for estimating; and all demands made by the specifications — unless objection be made thereto in writing when bills are submitted — should be covered in the estimate offered.

Rule. 6. Improper Demands of Plans.

Demands made by the plans, and not referred to in the specifications, should not be considered in the estimate offered.

Rule. 7. Grouping of special work.

Everything that will be required in the various branches of work should be mentioned in the specification, classified and grouped under appropriate headings.

Rule. 8. Cutting and Jobbing for other Mechanics.
Specifications should distinctly state that when it is necessary to cut or change the work of one mechanic in the place of the work of another, then the said cutting should be done by the mechanic whose work is so changed or cut, he being paid therefore by the mechanic whose work makes the said cutting necessary.

Rule. 9. No Restriction on Sub-estimates unless notified.
Contractors, when required to estimate for work involving any or all the sub-contracts, should not be restricted as to whom they shall employ as sub-contractors unless previously notified.

Rule. 10. Percentage for Sub-estimates added to Contracts.
Should portions of the work be reserved by owner or architect, and estimates therefore obtained by them, the principal contractor, if required to include the said sub-estimates in his contract, should receive a compensation therefor of not less than 10 per cent. on the amount of the said sub-estimates.

Rule. 11. Delay in awarding contracts.
Invited bidders should receive due notice of time and place of opening bids. Bids upon being opened should be immediately displayed to the inspection of all bidders and for three (3) days thereafter. Contracts should be awarded by owners or Architects within a reasonable time (say ten days) after the competition is closed. Contractors should not be held on estimates retained longer than ten days before deciding to award contract.

Rule. 12. Rights of Lowest-Bidder.
In all cases where work is let under plans and specifications prepared by an architect for which estimates have been received and opened, the lowest invited bidder should be entitled to the contract, and estimates for changes should only be made by him unless the said changes involve a complete alteration in the plans, and then the full competition should be again opened. In no case should the two lowest bidders be called upon to estimate ordinary changes to decide which is entitled to the contract. In case the price estimated for changes should not be satisfactory to the owner it should be settled be arbitration.

Rule. 13. Compensation for Lowest-Bidder when all Bids are refused.
Should all solicited bids be refused, then the lowest bidder should be entitled to compensation as follows: For estimates amounting to $5000. and under $25.00; $5.000. to $50.000. $50. over $50.000. $100. —
No compensation for estimates should be required when the

contract is awarded to the lowest bidder.

Rule. 14. Security Exacted.

Where security is exacted from a contractor a like amount of security should be required of the owner.

Rule. 15. Rights of Sub-bidders in the Hands of Architects.

Sub-bids, when solicited by the architect, should not be shown by him nor exhibited in his office, but should be retained by the architect until the competition is closed and principal contracts awarded, when they should be disposed of in the way and manner provided in these rules, viz.: added to principal contracts (with a percentage - see Rule 10) if agreeable to principal contractor - or direct contracts made.

Rule. 16. Rights of Sub-bidders at the Hands of General Contractor.

A principal contractor having been awarded a contract involving sub-contracts, his estimates having been based upon sub-estimates, or bids which he has solicited and received, he should award the said sub-contracts to the lowest bidders, and should notify the sub-bidders that their estimates have been accepted or rejected as soon as the contract has been awarded to him. The fact that such sub-bids were received by the principal contractor previous to the submission of his estimate should be conclusive evidence that they were used by him.

Rule. 17. Unsolicited Bids.

Should a principal contractor receive a sub-estimate unsolicited he should not be considered under obligation to use the said bid, even if it be the lowest; but he must not reveal the bid, nor use it in any way to influence any other party.

Rule. 18. Penalty.

Any member detected in trading on any sub-bids, whether they be solicited or unsolicited, or however knowledge of them may have come into his possession, will be liable to forfeiture of membership, censure or suspension.

Rule. 19. Aggregate and Detail Estimates.

Contractors should decline to give architects or owners estimates in the aggregate when the said architects or owners are soliciting estimates in detail; nor should estimates be furnished in detail when estimates are being solicited in the aggregate.

Rule. 20. Time for Completion of Contracts.

Whenever the completion of a contract will be required in a certain time, then that time should be mentioned in the specifications; and if a penalty for non-completion is to be exacted of the builder it should be so stated, and also that the owner will be required to pay a premium of like amount to the builder if the work is completed before the specified time.

Rule 21. Awarding Contracts.

Contracts should be awarded upon figures as shown at the opening of bids. Bidders should not be permitted to amend estimates, after the bids have been opened,- previous to the award. The bidder to whom a contract is awarded should be required to sign the contract for the amount of the bid he has submitted, or withdraw his estimate.

Respectfully
Marc Eidlitz of New York
Leander Gaily of Boston
Wm Eastness Jr of Philadelphia
} committee

amendt to Rule 18. not agreed to

The following was offered as an amendment to Rule 18.

Any member detected in giving two different amounts for the same work on any one plans and specifications to any member of this Exchange will be liable to forfeiture of membership, censure, or suspension: Not agreed to

Weaver, elected Asst Secty. for meeting.

On motion of Mr Chas Gillingham, Mr John J Weaver was elected assistant-Secretary for this meeting.

Suggestions of the "Committee on Architects Plans and Contracts" of this Exchange, were then read, as follows.

Suggestions of Com. on Arch'ts. Plans &c.

Suggestions for Specifications Plans &c.

For the convenience of those asked to submit proposals for the execution of work from plans and specifications, it is deemed reasonable to ask that a complete set of drawings (of not less than 1/8 inch scale) showing plans of all the floors (including cellar), also a roof plan and elevations of all sides (except on party lines, or where the elevations are entirely blank), also for works of any considerable magnitude, longitudinal and cross sections be furnished, accompanied with drawings of not less than 3/4 inch scale for all elaborate or fine work of whatever material.

Also that blue-print specifications be hereafter discontinued, and, as far as practical (especially for large works) printed or type written specifications be furnished, one copy at least of which be furnished to each chief bidder.

When a contract has been awarded any contractor, he shall be furnished with a full set of plans on linen tracing paper, embracing one copy of all that have been used in making the estimate, and at least one copy of the specifications. When the drawings furnished, as above, are blue print in place of linen tracing paper, then at least three copies of

each be furnished, with the privilege of adding to this number, as he may require, for the convenient prosecution of the work, all in excess of three copies to be paid for by the Contractor at market rates.

In addition to the above, the contractor shall be promptly furnished with all full size and large scale drawings needful for the proper ~~ex~~emplification of the different parts of the work.

In case an alteration or change in drawings or specifications, after the proposals have been opened, should be required, then the bidder selected and the Architect shall, if practical, decide on the value of such alteration, and further competitive bidding shall be resorted to only after an earnest effort on their part has failed of equitable results.

Everything that will be required in the various branches of work should be mentioned in the specifications, classified and grouped under appropiate headings.

All mechanics should be required to remove their own rubbish or dirt.

Members should decline to give estimates in the aggregate for work when the owner or his agent is receiving estimates in detail for the same; or give estimates in detail when the same is being estimated for in the aggregate. It is not the intention, by this, that approximate estimates of cost of the various branches or of the whole work may not be given for the information of Architects, for the purpose of guiding them in preparing plans, etc. such information being confidential and for their use only.

When it is the intention to require from a contractor as a condition precedent to the consideration of his proposal that he submit the names of his sub-contractors, such conditions should be stated in the specifications, or in the invitation asking for a proposal, and that these names shall accompany the proposal and not thereafter.

When it is the intention that a fixed time for the completion of any work is to be made a part of the contract; this time should be stated in and be a part of the specifications, and a sum named as the amount to be forfeited per day for the delay beyond such time.

Should it be the intention of the owner or his agent to confine the execution of any branch of the work to any particular persons, the names of such persons should be given to the contractors asked to make proposals, so that others may not be put to needless trouble or loss of time in making an estimate for work, that it is not the intention to have them execute.

Demolition &

Demolition, Excavations, Grading and Filling etc.

Specifications to state, or plans to show walls to be taken down, if any; also depths of excavations measured, from some well defined point, such as top of curb, if any, such depths to be expressed by figures when practicable. Should a greater depth (from any cause be required) it shall be considered as extra work, and if so requested in specifications, a price per cubic yard for earth excavations shall be given in the proposal. Should hard rock be encountered, such excavations shall be considered as extra work, and a price per cubic yard will be given is so requested in specifications.

Cleaning and filling of all wells or cesspools, in excess of the number shown on plans or mentioned in the specifications, shall also be considered as extra work, and if so requested, a price for such work to be given in the proposal. Specifications should state manner of filling or treatment of all wells or cesspools.

Stone Masonry.

Stone Masonry.

Specifications to state quality and dimensions of stone to be used, and kind of mortar, and when cement is required state kind and proportions of same to sand.

Specifications to state, or plans to show in figures, the depths and thickness of walls. Should a greater depth or thickness (from any cause) be required, such additional work or materials shall be considered as extra work, and a price per perch will be given with proposal, if called for by the specifications.

Brick & Terra Cotta work.

Brick and Terra Cotta Work.

Specifications to state the kind of brick to be used in the several parts of the building; also, thickness of all wall piers, &c; or, if preferable, these dimensions to be figured on the plans. Also, state in specifications, or show on plans, all terra-cotta and moulded brick work, giving their number as per catalogue of maker selected. When the building adjoins other buildings, plans to show or specifications to state the new walls required on such lines, state kind of mortar to be used, and as to color also; when part cement is used, state kind and proportions of same to sand.

Should any party or adjoining walls, not so shown as new, be condemned, or required from any cause to be take down and rebuilt; such work shall be considered as extra work, and be paid for by the owner, at a price to be agreed upon between him or them and the contractor.

In view of the difficulty of ascertaining in advance of

the actual commencement of work, the value of party walls that may be to purchaser, it is deemed equitable that such cost (if any) shall be borne by the owner, when ascertained, in lieu of the contractor, as has heretofore been the custom.

As it is the custom in valuing party walls to make a rebate to the purchaser for any imperfections in such walls, the amount of such rebate should be paid to the contractor, and he be required to make good such defects.

t Stone work

Cut Stone Work.

Specifications to state kind of stone to be used, and how finished, rubbed, tooled, rock face, pointed, etc.

Specifications to state, or plans to show, dimensions, such as beds, reveals, etc; plans should be marked or colored, to show the portions that are stone, so as to distinguish from terra cotta, brick, metal, wood, etc.

For moulded or carved work, drawings, of not less than 3/4 inch scale, should be given for estimating from, and full size detail for execution.

Granite and flag stone work should be stated in the specifications separately from other cut stone.

Iron Work.

Wrought Iron

Wrought Iron.

Specifications to state, or plans to show in figures, the depths of all beams, channels, etc, and their spacings; also weights per yard or foot. State size of iron for stirrups, anchors, etc, and, when plans do not indicate, the approximate number required should be stated; also state in specifications or show by plans the manner of framing floor beams, tie rod, etc. For box or built-up girders, columns, etc, state sizes of the different parts.

st Iron

Cast Iron.

Specifications to state, or plans to show, in figures, sizes, with thickness of metal in columns, saddles, bearing plates, bases, caps, etc.

t Metal work

Sheet Metal Work.

Specifications to state number (wire gauge) required, and manner of construction as to joints, also manner of securing to walls or other parts of the building, also whether the plain surfaces are crimped or flat; also as to painting by the maker.

Specifications to state, or plans to show, the parts or portions of the building that are sheet metal, also kind of [illegible]; and for cornices, brackets, or other ornamental portions of such work, drawings of not less than 3/4 inch scale are requested for estimating from, and full size for the execution of the work.

Metal Roofing Tin

Metal Roofing. Tin.

Specifications to state quality or brand of tin to be used, and whether standing groove or flat work, also manner of securing in place; also, where practical, widths of metal required in gutters, valleys, hips, ridges, etc, and number of coats of paint required to be put on by metal worker; also state in specifications, or show on plans, the portions of building that are to be so covered; also kind of felt, if any, under the tin, and number of thicknesses of same; also number and size of roof water conductors with location on plans, where practical, and how terminated at the bottom, whether connected with underground drains to discharge on the surface, and if protected with wood or iron casings or shoes at bottom.

Slate or Tile work

Slate or Roof Tile Work.

Specifications to state quality and size of slates or tile, width exposed to weather, and manner of securing in place; also kind and number of thicknesses of felt or other material on which they are to be laid; also state in specifications, or show on plans, the parts of the building that are to be so covered.

Stair Bldg. work

Stair Building, Wood.

Specifications to state or plans (of not less than 3/4 inch scale) to show size of material required and character of design proposed; also kind of wood to be used in the several parts of the work: In view of the difficulty that so frequently arises in determining the dividing line between stair work and mill work, it is suggested that much care be taken to specify, under the head of stair building, all the work that, from its character and connection with this branch of the joinery, as to seem more properly to belong to the stair builder than to the mill man.

Plastering

Plastering, Rough Casting. Cement Floors, Whitewashing, etc.

First—When details are not given, the girth of cornices, mouldings, plain or ornamental, and size of centre pieces, brackets, etc, should be given in the specifications, and where arches are indicated, the kind and manner of finish, if moulded, plain or ornamental, with or without brackets.

Second:- Specifications calling for three-coat work should state, if it is the intention that the first coat shall be thoroughly dry before the second is applied, or if it is to be what is known as "laid off work" (where the second coat immediately follows the first).

Third:- Specifications for cement work should state the kind of cement and other materials to be used, the thickness of

the separate coats and the proportion to be observed in mixing.
Fourth:- Specifications to state or plans to show the portions that are to be Latte work; also kind of Lattes to be used.

Mr Chas H Reeves moved that the following be added. which was agreed to.

5th. Where party walls are to be taken down that require plastering on the adjoining property, it should be so stated under the head of plastering, in the specifications.

Painting &c

Painting, Glazing, etc.

Specifications to state, or plans to show in figures, size of all plate, stained, embossed, hammered or rib glass; also, thickness of hammered or ribbed glass: also, manner of securing glass in place.

Specifications to state number of coats of paint, or other material, with quality of same; also, number of colors to be used.

Plumbg & Gas Fitg

Plumbing and Gas Fitting.

The number and kind of water-fixtures should be fully described in the specifications, as well as shown upon the plans where practicable. The number of roof pipes to connected with the drains should be stated in the specifications, and, where practicable, the location of same indicated upon the plans.

The charges for water for building purposes, when taken from street-mains, should be paid by the Builder, and should be so stated in the specifications.

The water-rent on fixtures, for the remainder of the current year, should be paid by the owner, and should be so stated in the specifications.

Everything connected with the plumbing and gas fitting, or anything the plumber is required to furnish, should be mentioned in the specifications under the head of Plumbing and Gas Fitting.

All excavations required for the execution of his work should be done by the plumber, and so stated in his part of the specifications.

Carpenter work
Plumber

Carpenter Work and Lumber.

Specifications to state, or plans to show, depth and thickness of joist-girders, rafter plates, posts, braces, studding for wooden walls, partitions, etc, giving distance from centres for joists, rafters, etc. Where bridging is required, state number of rows in a given span or height; state kind of timber required, also if joists are double and framed around openings, etc, if backed or left as they came from the saw.

In flooring, thickness and approximate widths to be given, and kind of wood; also, quality stated by numbers, as it is the custom in all Philadelphia yards to so designate, viz: No. 1, No 1½, No. 2. and No. 3. being the grades. Also, state whether face or secret nailed to joist, and whether joints are to be struck or the entire surface planed after the building is plastered.

Mill work.

Mill Work.

First:- All mill work to be stated under a separate heading in the specifications, which shall embody all work intended to be furnished by the mill man.
Second:- Detail drawing of not less than ¾ inch scale to be furnished for all mill work, not fully described or set forth in the specifications or shown on plans.
The term "Mill Work" is intended to include all planed lumber or finished wood work (including corner beads) required for the complete execution of the work, except floor boards, worked ceiling and Eave boards and fencing, plaster grounds and interior stair work.
Window frame pulleys to be included in mill work.

Hardware

Hardware.

Specifications under the head of Hardware to include all hardware (except window frame pulleys, nails and brads) required to complete the work shown or described, including sliding door tracks, sheaves and hinges of all kinds, sash cord and weights, it being understood that all weights are cast-iron unless specially mentioned to the contrary.
And for the better information of bidders for this branch of the work, it is requested that, as far as practical, the names of the makers, together with the numbers of the article (as per catalogue) be given. And where articles are to be made from special designs, such designs shall be furnished of not less than ¾ inch scale for the use of bidders.

Heating apparatus

Heating Apparatus.

Cooking apparatus

Cooking Apparatus.

Tile work

Tile Work.

Mantels

Mantels.

Other than wood (wood mantels being specified under head of Mill Work.

Fire Places, Grates &c.

Fire Places, Grates, Etc. Etc.

Bellhanging

Bellhanging.

Or electric or other kind of Bells and Speaking Tubes, Etc Etc.

Lightning Rods

Lightning Rods.

Artificial Stone Pavements Floors &c

Artificial Stone Pavement, Floors, Etc, Etc,

Suggestions on Contracts

Suggestions for Contracts between Owners and Contractors

Contracts

In all written contracts for the erection, alteration, additions, etc, to buildings, there shall be inserted a clause relieving the contractor from any forfeiture or demurrage on account of delays caused by reason of strikes of workmen or lockouts by employers.

There shall also be inserted a clause providing that in the event of a difference arising on any matter or thing in connection with the execution of such contract; upon which the owner, or his architect, and the contractor cannot agree, then, and in that event, such difference shall be referred to arbitrators chosen as follows; The owner or his architect to choose one and the contractor one person, they to choose a third, to whom such difference shall be referred, whose decision shall be final, conclusive and binding on all parties in interest. The expenses of such arbitration, if any, to be borne equally by the owner and contractor.

Any clause in the specifications requiring the contractor to make good, at his own expense, any omissions in specifications and drawings, shall be stricken out.

The following clause should be inserted in all contracts, protecting the contractor against extraordinary

or unusual action of the elements:- Mr Carman suggested the following amendment: which was approved:- "That no contractor shall sign a contract with bond attached:- "That the contractor shall be liable for all loss or damage, including fire which may happen to the said work at any time prior to the final completion and delivery thereof, except only such damage by the elements, as shall be shown to the satisfaction of the architect, or otherwise, be legally proved to have occurred without any neglect or carelessness on the part of the contractor or any person employed by or under him".

Suggestions. Sub. Contractors as Sub contractors

Suggestions as Between Contractors and Sub Contractors, Etc.
Contractor and Sub-Contractor.

In the event of differences or disputes arising between the contractor and his sub-contractors, which they are unable to settle to the satisfaction of all parties in interest, such difference, with a full and impartial statement of all the facts bearing upon the subject matter, shall be referred to the "Arbitration Committee of the Master Builders' Exchange of Philadelphia, whose decision shall be final, conclusive and binding upon all parties.

Any costs attending such arbitration to be borne and paid by the party in error.

When a contract has been awarded any chief contractor, it shall be his duty, at as early a day as is conveniently practical, to notify such of his sub-contractors or material men whose proposals he has used as a basis for his estimate of cost of such work, to notify them of the acceptance of their proposal, and enter into such agreement as may be mutually satisfactory, to the end that they, the sub-contractors or material men, may have the opportunity to make such arrangements and preparation for the performance of their agreement as they may deem to their advantage, and as a matter of courtesy, other sub-contractors should be notified of the same.

Sub-Contractors as security for Contractors.

No principal contractor shall require, as a condition of awarding a contract to a sub-contractor, that he the sub-contractor, shall go on his bond, or become in any way his security for the performance of his, the principal

contractor's, contract.

When any principal contractor shall be called upon to make estimate on changes in plans and specifications after general bidding is closed, then the principal contractor shall receive estimates for these changes only from the sub-contractor whose bid he used as a basis for his original estimate.

Request Archit to confer

On motion of Mr Wm Hartness Jr, duly seconded, it was, Resolved:- That the Philadelphia Chapter of Architects be respectfully requested to appoint a committee of five to meet with a similar committee of the Master Builders Exchange, to consider the Rules and conditions and suggestions for specifications, and report back to this Exchange, the result of their deliberations for the approval of the Exchange.

adjd.

on motion adjourned.

W. H. Albertson
Secretary

Stated mtg Exchange Mo 24. 88

At a stated meeting of the Master Builders Exchange held at their room 3rd & Walnut sts. Tuesday April 24th 1888 at 1.30 oclock P. M. Geo W Roydhouse. Vice President in the chair.

A quorom was present.

Minutes app

Minutes of last meeting were read and approved.

Com from Kimball

A communication from Wm S Kimball. Vice President of Rochester Chamber of Commerce, was read and ordered on file.

Com from Chandler

Also one from J. P Chandler. Jr. Pres of Philada Chapter of Architects, acknowledging receipt of suggestions for Specifications, Plans &c. ordered on file.

Com from Miller

Also one from H A Miller Secy Pro Tem. of Master Builders of Wilmington Del. inviting a committee from this Exchange to visit them and explain the advantages of Builders Exchanges. Referred to the officers of this Exchange.

Com from Hayward

Also one from Wm H Hayward, enclosing a communication from Col. Richard T Auchmuty, which is as follows.

New York April 18th 1888

Com from Auchmuty

W H Hayward Esq
Secty National Association of Builders

Dear Sir

According to a report of the proceedings of the Master Builders Association of Philadelphia held on the 10th of this month, it would seem that there is a disposition to open a Trade School in that city and give the system of apprenticeships recommended by the Cincinnati Convention a fair trial.

I firmly believe, as you know, that the future welfare of this country largely depends on the industrial training of our young men and protecting them in their right to work. So much therefore, would seem to depend upon the success of a Trade School established by master mechanics who recognise these needs, that if money is required, I am willing under certain conditions, in harmony with the resolutions adopted at the Cincinnati Convention and in accordance, I believe, with your views, to subscribe towards the expenses of the School the sum of $3000. per annum for three years.

The conditions I would make are as follows:-
1st. That the course of instruction be similar in its general plan to that followed at the New York Trade Schools.
2nd. That instruction shall be given in at least three of the building trades, one of which shall be brick-laying.
3rd. That instruction shall be given to any respectable young man between the ages of 16 and 21, whether in the trade or desiring by means of the trade school course to enter it, on payment of a reasonable fee, and that no discrimination be made in case of vacancies in favor of those in the trades.
4th. That when the Trade School course of instruction is finished, the graduate shall be examined by a committee of master mechanics and if found proficient shall be given a certificate to that effect.
5th. That the Master Builders Association will use such influence as they may possess to obtain employment for a young man holding these certificates.
6th. That when old enough to do a full days work the young man holding a certificate shall be entitled to apply to the Master Builders Association for a second examination and if found capable shall be recognized as a journeyman.

The sum I have offered would, I presume, rent a suitable building either with a shed which could be used for brick-laying or with land on which a shed might be erected. This would leave only the care of the building, electric light, fire, lights and advertising to be provided for, which

would cost about #1500. per annum. The purchase of the tools, fitting up the workshops, &c., would require an outlay the first year of about #1.000.

The fees charged the young men should cover all the cost of instruction and of materials wasted. It has been found at the New York Trade Schools that the young men of this city are willing to pay liberally for their instruction, and it is my belief that if they could have a reasonable assurance of employment, or were allowed to take employment wherever workmen were needed, fees would willingly be paid sufficiently large to yield a profit.

If desired, I can meet a committee of the Master Builders Association of Philadelphia at the New York Trade Schools any day before the first of May, to explain the system followed there and exhibit its results.

Respectfully yours
Richard T Auchmuty

Sel Com. on Building Laws

Mr McB Andrews, of Committee of Revision of Building Laws, requested that the Committee be called for Saturday next 28th inst. at 12.30. by the Secretary.

Action post'd.

On motion of Mr McPherson, duly seconded, Action on the proposed amendments to the By Laws, and resolutions, was laid over until next meeting.

Proposed Amendment

Mr McPherson, offered the following amendment to the By Laws,
Amend. article 1. section 1. Corporate Members. by striking out on 1st and second lines, the words "Two Hundred" and insert the words "Two Hundred and Twenty five".

Weavers proposed Amendment

Mr Weaver offered the following.
Amend Section 2. Article 3. by striking out on the second line, the words "each and every month" and inserting the words "March, June, September, and December.

Mr Weaver offered the following resolution, to be acted on at next meeting.
Resolved:- That on the Fourth Tuesday of each and every month at One thirty Oclock P.M. there shall be

Resolution

a conference between the Corporate and Non Corporate members of the Exchange. The proceedings of said conferences to be submitted to the next quarterly meeting of the Corporation for the purpose of legalizing the same.

on motion adjd

Wm H Albertson
Secretary

Special Mtg all members 5th mo 8 - 5

A special meeting of all members of the Master Builders Exchange was held at their room 3rd & Walnut sts Tuesday May 8th at 1. P.M. Stacy Reeves in the chair.

Resolution of Board.

The resolution of the Board of Directors calling this meeting was read as follows. May 1. 1888
That this Board recommend that Col. Richard J Auchmuty's offer be accepted, with the conditions implied, for establishing a Trade School in this City; and, that a special meeting be called on Friday next at 1. P.M. to take action on the same.

The communication of Col Auchmuty was then read.

Mr Wm Harkness Jr, on behalf of the Committee appointed to visit the Trade Schools, established in New York by Col. Auchmuty, reported as follows.

Report of Com. to visit Trade Schools

Phila May 8. 1888

To the President and members of the Master Builders Exchange.

Gentlemen

Your committee appointed by the President for the purpose of visiting the New York Trade Schools, established by Col Auchmuty, consisting of Mr Stacy Reeves, Mr Geo Watson, Mr J M. Harris, Mr J. D. Myhlertz, Mr Wm Gray, Mr Geo W Roydhouse, Mr John J Weaver, Mr Wm Smith, Mr Jas Chapman, Mr Chas Gillingham Mr Wm Harkness Jr, have attended to the duty assigned them, and respectfully report; that they left Phila at 7.20 A.M. on Thursday, arriving in New York at 9.30. Having some time to spare before the hour of meeting, some of the committee attended to some private business; others visited the Equitable

Building. and a new savings bank, recently erected
Your committee, after visiting the rooms of the Natl. asso. M B. took the 3d avenue cars for the Trade Schools, situated at 68th st & 1st ave. On our arrival there, we were joined by Mess Mayhlenty and Gray who had been attending a banquet, the previous evening. While waiting for the arrival of Col Auchmuty, we were shown through the schools by one of the attendants, and a committee of the Master Plumbers association, who explained to your committee in detail, the workings of the institution.
As the school was closed for the season, your committee could only see the results of the boys labors in the Plumbing Department, Plastering, Painting, Bricklaying, Carpentering, Ornamental Painting and Glazing, Blacksmithing, Stone Cutting &c. &c.
Your committee were especially surprised at the character of the specimens of work shown, that it could be the work of boys, with only a few months tuition.
Col Auchmuty having arrived, he was introduced individually to the members of the committee and after an agreeable conversation of nearly an hour, explanatory of the object and working of the school, we were escorted to a new building on 68th st being built by the boys under the supervision of competent foremen. Your committee were then taken to some apartment houses, which were built by the boys from the various departments of the school and, after an inspection of the work, your committee were of the opinion that it would be difficult to excel.
At this point the Colonel was compelled to leave us and, your committee, after expressing to him their great pleasure they had enjoyed from their visit, and thanking him for his liberal offer, and all hands being very hungry, the next business in order was, where shall we dine. Mr Geo Watson was appointed Marshal for the occasion, and performed his duty with great credit, for which he was accorded a vote of thanks. No further business being on hand your committee took the 6. P.M. Train, arriving in Philada at 8.15 well pleased with their visit, and without an accident.

A number of members expressed their views. and the following preambles and resolutions were moved by Mr Weaver and seconded by Mr Geo Watson, and unanimously adopted.

Resolutions on Trade School

Whereas: If we desire to have skilled American mechanics in the future, we must instruct the boys of to day, and, as the apprentice ~~sy~~ system, especially in large cities, is practically obsolete, and from results already shown, we welcome the Trade School as its worthy successor and:

Whereas: Col Richard T Auchmuty, the founder of the New York Trade Schools, has generously offered to contribute the sum of Three Thousand Dollars per year for three years, towards the support of a Mechanical Trade School in this City, if under the auspices of this Master Builders Echange, therefore be it-

Resolved; First: That the very generous offer of Col Richard T Auchmuty, is hereby accepted with thanks.

Second; That a Mechanical Trade School committee of three members of the Exchange be appointed from each of the following trades viz- Bricklaying, Carpentry, Stone Cutting, Blacksmitting, Painting, Plastering, Plumbing, and other trades in connection with building, as the necessity may arise, for the purpose of establishing a school in which instruction shall be given, in each of the above named trades.

Third: That, in order to give Philadelphia a chance, a subscription list be started at once, and not only the various trades, but citizens generally, who may wish to aid in this good work of enabling the boys to secure a trade, and thus earn an honest living with their hands, are hereby invited to contribute to a fund, for the establishment and support of this The Philadelphia "Builders Mechanical Trade School"

Fourth: That the Treasurer is hereby authorized to receive contributions for the above fund, and instructed to open a separate account for the same.

on motion adjd

W. H. Albertson
Secretary

Stated Mtg Exchange 5/22.88

At a stated meeting of the Master Builders Exchange held at their room 3rd & Walnut sts Tuesday May 22d. 1888 at 1. P.M. Jno S Stevens President in the chair.

Quorum present

The following communication from Col. Richard Auchmuty was read

Lenox Mass
May. 14. 1888

Wm H Albertson Esq
Sec. Master Builders Exchange

Form of Auchmuty

Dear Sir

I received your favor of the 9th enclosing a copy of the resolutions passed at a meeting of the Master Builders Exchange. I shall be glad to hear that the scheme is perfected and, whenever notified that it is, I will send my check for $3000. for this years subscription.

The organization proposed in the resolutions seems to be an admirable one. There will be an endeavour on the part of each sub-committee to make the school in its charge, a success.

I believe that the work you have undertaken will repay you many times for any trouble or expense incurred, and the action of the Philadelphia Master Builders Exchange, will be a far reaching benefit to your city, and, by example, to the United States.

With much respect, believe me.

Very truly yours
Richard T Auchmuty

The President announced that the proposed amendments to the By Laws, and resolutions, would now be taken up.

Amendments to By Laws

Mr John J Weaver moved to vote on the amendments by ballot. Not agreed to.

Action was then taken as follows

Article 1. Section 1. Corporate Members. Strike out the words "one hundred" and insert the words "two hundred"

Mr. D A Wallpaper & Mr Wm Harkness Jr offered to vote proxies. Objection was made, and the President ruled that, under Section 1. Article XI of the By Laws, proxies could not be received. Appeal was made from the decision of the chair, and the chair was sustained. Mr H Coulomb moved to insert the word "fifty" in place of one hundred. Not agreed to.

Mr Watson moved to amend by inserting the words "One hundred & twenty five", which was lost.

Mr Chas H Reeves moved to adjourn. Not agreed to. and, the original amendment, upon calling the roll, was agreed to.

Amend Article 1. Section 1. Eligibility. Insert the word "Corporate" before the word membership. agreed to

Amend Section 2. Article III. by striking out on the second line, the words "each and every month" and insert the words "March, June, September, and December," agreed to.

Amend Article 1. Section 1. by striking out on the first and second lines, the words "two hundred" and inserting the words "two hundred & twenty five. and

Mr Jno J Weaver moved to amend by inserting the words "the amount be fixed by the Board of Directors. Not agreed to. and.

Mr Gillingham moved to amend by inserting the words "two hundred & fifty. not agreed to. and the original amendment was then acted on and not agreed to.

also, as a substitute for Article 1. Section 1.

Eligibility. Any person or copartnership practically engaged as employers in any of the mechanical trades, or manufacture of materials necessary in the erection of buildings, may be eligible for corporate membership. Agreed to.

The following resolution which the committee on membership asked to have passed, was withdrawn

Resolved: That Section 2. Article 1. be defined to mean "as dealers in material, any person or firm that deposits his or their material at the building and does not erect it;" shall be classed as dealers, and not eligible for Corporate membership.

The following resolution was agreed to.

Resolved: That on the fourth Tuesday of each and every month, at 1.30 oclock, P.M. there shall be a conference between the Corporate and Non-Corporate members of the Exchange. The proceedings of said conferences to be submitted to the next quarterly meeting of the Corporation for the purpose of legalizing the same.

On motion adjourned

W. D. Nibbs Jun

Secretary

Meeting of Exchange 6 mo 26. 88

At a special meeting of the Master Builders Exchange held at their room 3rd & Walnut sts Tuesday June 26th 1888. at 1.30 P.M. Jno S Stevens President in the chair.

Who present

Present Mess. Wm H Albertson. Jas T Allen & Son, Michael B Andress, Jno Atkinson, Atkinson & Mayhlertz, J A Black & Son, Jno Byrd, Peter Carrigan, Jno Chapman & Co, Morrell Dobbins, Jno E Eyanson, Jacob R Garber, Wm Gray & Sons, Washington J Gear & Son, J & J Gillespie, Harkness & Bro by Proxy Franklin M Harris, Thos H Marshall, Jno J O'Brien & Co, Geo F Payne & Co, Jno J Prince, Stacy Reeves & Sons, J W & C H Reeves, Enoch Rennick by Proxy, Wm N Read, B Ridgway, Geo. W Roydhouse, Jno S Stevens & Sons, Wm Smith, Geo Watson & Son, Weaver & Penrock by Proxy, D A Woelpper.

Minutes appd. Reading of minutes of last meeting dispensed with.

The following notice of meeting and Report of special committee was read

MASTER BUILDERS' EXCHANGE,
THIRD AND WALNUT STREETS.

PHILADELPHIA, June 15th, 1888.

A meeting of the members of the Master Builders' Exchange will be held at their rooms, on Tuesday, June 26th, 1888, at 1.30 P. M., for the purpose of considering the report of the special committee and amendments to by-laws, copies of which are herewith annexed.

Respectfully,

WM. H. ALBERTSON,
Secretary.

Reports on legality of actions

REPORT OF SPECIAL COMMITTEE.

PHILADELPHIA, June 12th, 1888.

To the President and Members of the Board of Directors of the Master Builders' Exchange.

GENTLEMEN:—Your committee, to whom was referred the following resolution, passed at a meeting of the Board of Directors on May 29th, viz.: That a committee, consisting of the Legislative Committee, John J. Weaver, F. M. Harris, and John S. Stevens, the President, be appointed and instructed to consult such legal aid as they may see proper, to ascertain whether the action taken by the corporation at its stated meeting, held May 22d, 1888, on amendments to By-Laws, was legal," respectfully report having obtained the written opinion on the subject of attorneys John G. Johnson and Richard C. Dale (herewith attached), expressing the opinion that the chair was in error in denying to proxies the right to vote. In view of the above facts, your committee are of the opinion that a special meeting of the Corporation should be held for the purpose of legally correcting the minutes of the Corporation, and would suggest that a circular letter be prepared and forwarded to each member, at least ten days prior to said meeting, enclosing copy of the amendments to be acted upon at that meeting.

Your committee would also offer the following suggestions for your consideration:—

First.—Is it advisable to have a regular solicitor for the Corporation, to be known as such, and to whom all questions of law may be referred for his decision?

Amendment Article 1. Sec. 1

Second.—Amend Section 1, Article I., page 58, entitled "Corporate members," as follows: Strike out the words "two hundred dollars ($200)," and insert after the word membership, on the second line, the words "such value for the same as may be fixed by the Finance Committee, Auditing Committee, and Treasurer, approved by the Board of Directors." Also, strike out in the same section the words "and shall not exceed one hundred in number." So that the section shall read as follows:—

SECTION 1. The corporate members shall each pay for a certificate of membership such value for the same as may be fixed by the Finance Committee, Auditing Committee, and Treasurer, approved by the Board of Directors, and no member can hold more than one certificate.

Third.—Amend Section 7, Article I., page 59, by inserting before the words "Board of Directors," on last line, the words "Finance Committee, Auditing Committee, and Treasurer." So that the section shall read as follows:—

SECTION 7. In case of the withdrawal or death of any corporate member, the certificate held by him shall revert to the Corporation, the Treasurer paying over to the holder, or his heirs or assigns, such value for the same as may be fixed by the Finance Committee, Auditing Committee, and Treasurer, approved by the Board of Directors.

Fourth.—Amend Section 8, Article I., page 59, by inserting before the words "Board of Directors" the words "Finance Committee, Auditing Committee, and the Treasurer." So that the section shall read as follows:—

In case of any change in a copartnership holding a certificate, the said certificate shall revert to the Corporation upon payment by the Treasurer to the holder, such value for the same as may be fixed by the Finance Committee, Auditing Committee, and Treasurer, approved by the Board of Directors.

Fifth.—Amend Section 1, Article XI., page 70, by inserting after the word "present" on third line, the words ("in person or by proxy.")

Respectfully submitted on behalf of the Committee.

WM. HARKNESS, JR., *Chairman.*

Approved by the Board of Directors, June 12th, 1888.

Mr Geo Watson moved. That such portion of the Minutes of last meeting (May 25th 1888) as refer to amendments of the By Laws, be repealed. and Mr W. L McPherson called for the reading of the written opinions of counsel who had been consulted on the legality of procedings of last meeting; which opinions could not be read, by reason of their being in the possession of an absent member: and Mr M R Andress moved that in view of the opinions not being read at this meeting, that action on the amendments be postponed. Mr Andress's motion was not entertained by the President. and Mr Watson's motion was agreed to unanimously.

The amendments as suggested by the special Committee were each approved separately by a viva voce vote, on motion duly seconded: and then a ballot was taken as a whole and agreed to unanimously. 27 votes being cast 3 of which were by proxy

The following amendments were acted on separately, and agreed to

Amend Section 2. Article III., by striking out on the second line the words "each and every month" and insert the words "March, June, September, and December." The section as amended will read as follows

Section 2. The Corporation shall meet on the Fourth Tuesdays of March, June, September and December, and the stated Annual meeting of the Corporation shall be held on the fourth Tuesday of January in each and every year at 3. P.M. Fifteen members shall constitute a quorum at all meetings of the Corporation.

Substitute for Article 1. Section 1.

Substitute for Article 1. Section 1. Eligibility
Any person or Copartnership practically engaged as employers in any of the Constructive mechanical trades or manufacture of Bricks, Terra Cotta, and Mason work necessary in the erection of buildings, may be eligible for corporate membership.

Meeting of Conference Corps and Non-corps. Members

The following resolution was adopted.
Resolved: That on the fourth Tuesdays of February April, May, October, November, at 1.30 O'Clock P.M. there shall be a conference between the Corporate and non-corporate members of the Exchange. The proceedings of said conferences to be submitted to the next quarterly meeting of the Corporation for the purpose of legalising the same. also on motion of Mr Harris it was

Have entertainments

Resolved: That the entertainment Committee be instructed to provide a collation at such meetings, as they may deem expedient.

Counsel for Exchange

Mr Harris moved and Mr Woolpper seconded. That the Board of Directors be authorized to employ counsel for the Exchange.
Objected to by Mr Andrews, and objection withdrawn Mr Geo. Watson moved to amend by naming John G Johnson, as the Counsel for this Corporation. amendment accepted by Mr Harris. and agreed to as amended.

Committee on Trades eligible for Corp. Members

Mr Stacy Reeves moved that a committee of five be appointed to prepare a list of those Trades that may be eligible to Corporate membership and report at the next meeting of the Corporation. Agreed to. and the President appointed the following. Stacy Reeves, F. M. Harris, Murrell Dobbins, S J Lessell. D A Woolpper. which were approved.

Article for Press

Mr Geo Watson moved that the Committee on Press and Publication, be requested to prepare an article for publication in the papers, stating the facts in the Mandamus case against the City. in relation to claims for vaults. made by the Highway Supervisors. agreed to

Treasurers report- The Treasurer reported as follows.

2/29	Bal on hand Genl a/c	5033.47	
	Rec'd from Chas Gillingham . amt Banquet fund not expended	14.00	
	Rec'd from Dues	3777.50	8.824.97
	Paid on a/c of Expense	824.72	
	" " " " Rent	1000.00	
	" " " Stats & Printg	163.85	
	" " " Furniture & Fixtures	461.28	2.449.85
	6/26 Bal. Genl fund		6.375.12
2/29/88.	Bal. on hand Corporate a/c.	9959.07	
	Rec'd for rent	1925.00	
	" " Note & Interest	1030.00	12.914.07
	Paid. 6 Mos interest on Bonds	1650.00	
	" Water Rent on 7th Property	32.00	
	" J Sims Wilson for Corp Certificate	200.00	
	" Taxes 1888 on 7th Property	1.103.64	2.985.64
6/26.88.	Balance on hand.		9.928.43

on motion adj'd

W. D. Albertson

Secretary

Stated mtg Exchange 9.25.88

At a stated meeting of the Corporate members of the Master Builders Exchange of Phila held at their room 3rd & Walnut sts Tuesday September 25th 1888. at 1.30 P.M. Mr David A Woelpper in the chair.

Present

Present. Mess. Jas I Allen & Son, Jno C Atkinson, Atkinson & Mayfield, D A Black & Son, R F Bancroft & Son, Saml J Creswell, John Campbell, D Conway & Sons, Edw Cubberly, Murrell Dobbins, Saml H French & Co, J & J Gillespie, Harkness & Bro, Frank M Harris, Miles King, Kister & Orem, Wm C McPherson & Sons, Michael McCarron, Thos H Marshall, John F Prince, Stacy Reeves & Sons, Geo H Royal Jr, J W & C H Reves, John S Stevens & Sons, Wm Smith, J. S Thorn, Henry Taylor, Jesse W Taylor & Son, D A Woelpper & Co. Geo Watson & Son, A Will & Sons, Weaver & Pennock, Jos Holdzkom, R. C Ballinger & Co, Dorsey & Smith, E. E. Nock, Rea & Riley.

Secy Pro Tem

Mr Wm Harkness Jr. was elected Secretary Pro Tem.

Minutes appd

Minutes of last meting were read and approved as read.

Invitation to Cent. Exposition accepted

A communication from Mr Wm A Megrue Chairman and the members of Committee on Invitations of Centennial Exposition of the Ohio Valley and Central States at Cincinnati Ohio, was read, inviting the members of this Exchange to visit the Exposition on "Builders Day. October 6th. On motion accepted.

Com. reports Arch Plans & Contr

Committee reports.

Architects Plans & Contracts, report sending out Uniform Contracts to Corporate members and will send to other members as soon as more are received.

Com. on Labor. no report

" " Finance " "

" " Legislation " "

" " Press & Publication no report

Special Com. on what Trades eligible for Corporate membership report as follows.

Report of Special Committee on what Trades eligible for Corp. Membership

Phila 9 mo 25. 1888

To the President and members of the Master Builders Exchange of Phila

Your Committee appointed under resolution of the Exchange June 1888, to take in consideration and define what Trades should be eligible to become Corporate members of this Exchange have had several meetings and given the subject their earnest attention.

One obstacle they have had to overcome in opening the doors of the Exchange for the entrance of more Trades than was contemplated originally, is the great increase in the number that would be represented in the Board of Directors.

If each Trade was admitted as a separate Trade, it would increase the Board of Directors to over 30 members, making the body too unwieldy for proper service; so it was thought wise to recommend their admittance in Groups, and let one Trade in their proper Group, represent them in the Board of Directors.

We therefore submit the following, that in our judgement are advisable to become Corporate Members of the Exchange.

1. Bricklayers, Stone Masons & Cellar Diggers.
2. Carpenters & Stair Builders.
3. Heaters, Ranges, Grates & Ventilating.
4. Wrought & Cast Iron Work & Locksmith.
5. Painters, Paper Hangers & Decorators.
6. Plasterers & Artificial Stone Pavements.
7. Plumbers, Gas & Steam Fitters.
8. Roofers & Galvanized Iron Workers.
9. Stone Cutters & Tile Workers.
10. Manufacturers of Brick, Terra Cotta, Lime & Cement.
11. Manufacturers of Mill Work & Elevators & Lumbermen who deliver lumber to the building.

(signed) Stacy Reeves
Chairman.

Mr Geo Watson. moved that the report be adopted.
Mr. John J Weaver. moved that it be adopted Seriatim, carried.

report accepted

The report was then adopted Seriatim. and on motion adopted as a whole, and the Committee discharged.

adopted
Com discharged

Committee on 7th st property reported as follows.

Phila Sept. 25th 1888

Report of Com. on 7th st property

To The Master Builders Exchange

Gentlemen

Your Committee appointed to take into consideration the best manner of altering the Seventh st property, respectfully submit the following and ask its adoption.

That the Exchange be requested to authorize your Committee to prepare the building for the following uses.

First. That the basement, yard, and that portion of first floor back, not needed for exhibition. for the Mechanical Trade School.

Second. That the first floor be rented to the best advantage, whether it be an exhibition room or for other purposes.

Third. Such portion of Second and Third floor which may not be needed for the Exchange, be rented for offices or other purposes.

(signed) Stacy Reeves
Chairman

(signed) Wm. Smith
Secretary

Rpt. adopted On motion the report of Committee on 7th st property was accepted and adopted.

Put building in order. Mr Harris moved that the Committee on 7th st property be directed to put the building in order, for purposes named in the report; but spend no money on permanent improvements unless authorized by the corporation. Carried.

Board rpt Board of Directors gave report of their proceedings since last stated meeting of Exchange

Treas. rpt Treasurer reported as follows.

Bal. on hand 9/24.88. Gen'l a/c	6851.49	
Rec'd a/c Dues	300.00	7151.49
Paid a/c Expenses	174.41	
" " Rent	500.00	
" " Fire & Tools	5.00	
" " Printg & Supplies	22.75	702.16
Bal on hand Gen'l a/c 9/24/88.		6449.33

6 4 4 9 3 3

Bal on hand Corp a/c 9/4.88	11.101.11	
Rec'd a/c Rent	450 00	
" " Corp fee	600.00	
	12.151.11	
Paid interest on Bonds due 9/1/88	1.650.00	
Bal. on hand 9/24/88. Corp a/c		10.501.11
Total bal 9/24/88		16.950.44

Mr John J Weaver reported the death of one of our Corporate members, and moved that a suitable minute be made of same and spread upon the minutes. Carried.

on motion adjourned

Wm H Hartnett Jr
Secretary Pro. Tem.

Phila Oct. 10th 1888

A special meeting of the Master Builders Exchange was held on the above date at their room 3rd & Walnut sts at 8. oclock P. M.

Jno S Stevens President in the chair.

Present: Messrs W H Albertson, Atkinson & Myhlertz, Jno Byrd, A G Bevinger, Edw Cubbedy, W. J. Gear & Son, Hartness & Bro, J M Harris, Irvine Haly, Kemp & Garrison, Chas McCaul, Michael McCarron, Jno J Prince, Stacy Reeves & Sons, Geo W Roydhouse, Enoch Remick, Jno S Stevens & Sons, Wm Smith, D A Woelpper & Co, Geo Watson & Son, A Will & Sons, Weaver & Penrock, R J Whiteside & Sons,

The call for the meeting was read. as follows.

PHILADELPHIA, October 5th, 1888.

A special meeting of the Master Builders' Exchange will be held at their rooms, Third and Walnut Streets, on Wednesday evening next, October 10th, at 8 o'clock, to consider the following resolution, and such other business as may be presented.

"At a conference meeting of the Board of Directors and the Committee on Seventh Street Property, held on October 2d, it was

"Resolved, FIRST, That we recommend to the corporation that the rear building be taken down and rebuilt from four to six stories high, in a suitable manner for a meeting-room and offices, and that plans be obtained for the same. SECOND, That a special meeting of the corporation be held on Wednesday, October 10th, at 8 o'clock P. M., for the consideration of the same."

WM. HARKNESS, JR.,
Secretary.

Resolution reconsidered & not agreed to

Mr D M Harris moved to reconsider the resolution passed at last stated meeting viz: "Mr Harris moved" that the Committee on y^e^ sh property be directed to put the building in order for purposes named in the report but spend no money in permanent improvements unless authorized by the Corporation"; carried.

The question of adopting the resolution was then considered and not agreed to.

Sense of meeting on Site

Mr. Wm B Irvine then moved that the sense of the meeting be taken as to the y^e^ sh property being a suitable site. and Mr John J Weaver moved to amend by postponing action until next meeting of the Exchange, and notice of meeting be sent to each member; accepted by Mr Irvine, and agreed to.

Procure Plans

Mr D M Harris moved that the Committee on y^e^ sh property be directed to procure plans for a Six Story back building, hollow in the centre, with Steam Elevator; cost of same, probable income, and such other information as may be desirable, and to employ an Architect; carried.

Report on Lien Notice adopted

Mr Wm Harkness Jr Chairman of Legislative Committee submitted report on Blank forms of "Lien Notice" which was received and report adopted, and Committee instructed to have some printed: the number being left to the discretion of the Committee.

Secretary to prepare Circular

Mr D M Harris moved that the Secretary be instructed to prepare a circular, and send to

every member, both Corporate and Non-Corporate asking whether they will want an office in the new building; and Mr Smith moved to add "or space in the Exhibition room" - Carried.

on motion adjd.

Wm Harkness Jr
Secretary

Special meeting Nov. 26. 1888

Phila Nov. 26. 1888

A special meeting of The Master Builders Exchange was held the above date at their room 3rd & Walnut Sts at 7.30 P.M.. Jno S. Stevens. President in the chair.

Who present

Present- Mess. Jas I Allen & Son, R. C. Ballinger, A G Berninger, Jno Byrd, D. Conway & Sons, Morrell Dobbins, Dorsey & Smith, Jno E Eyanson, Wm P Fogg, Saml H French & Co, Mahlon Fulton & Co, Wm Gray & Sons, Harkness & Bro, J M Harris, Irvine & Carty, Miles King, Linton & Fowler, Chas McCaul, Thos H Marshall, H. W Mentzinger, Jno F Prince, Stacy Reeves & Sons, J W & C H Reeves, Wm N Read, Geo H. Roydhouse, Wm Smith, Jno S Stevens & Sons, Jas L Taylor, J S Thorn, Geo Watson & Son, Weaver & Penrock, R. J Whiteside & Sons, A Will & Sons, A H Williams & Sons, Frank Williamson,

The meeting was held in pursuance of the following notice.

Call for meeting

MASTER BUILDERS'
EXCHANGE.

PHILADELPHIA, November 20th, 1888.

A special meeting of the corporation will be held at the rooms of the Master Builders' Exchange, Third and Walnut Streets, on Monday evening next, 26th inst., at 7.30 o'clock, for the transaction of the following business:—

First.—To consider the resolution offered by Mr. William B. Irvine, at the special meeting held on October 10th, viz., "That the sense of the meeting be taken, whether our Seventh Street property is or is not a suitable site for the Exchange building."

Second.—To consider the report of the committee on our Seventh Street property. (*The plans of the proposed alterations will be on exhibition at the Exchange Rooms from Friday, the 23d inst., until Monday, 26th inst., for inspection.*)

Third.—For the transaction of any other business that may be presented.

It is very important that every member of the corporation should be present.

Resolution on location

The resolution of Mr Wm B Irvine, offered at the meeting of Oct 10. 1888. was then read as follows. "That the sense of the meeting be taken, whether our Seventh Street property is or is not a suitable site for the Exchange Building."

vote on location

A vote was then taken, each member voting as his name was called. as follows

Jas I Allen & Son.	Yea	W. H. Mentzinger	Yea
R. C Ballinger	"	Jno S Prince	"
Jno Byrd	"	Stacy Reeves & Sons	"
A G Bevinger	"	J. W & C H Reeves	"
Worrell Dobbins	"	Wm M Read	"
Dorsey & Smith	"	Geo. W. Roydhouse	"
Saml H French & Co	"	Jno S Stevens & Sons	"
Wm P Fogg	"	Wm Smith	"
Mahlon Fulton & Co	"	Geo. Watson & Son	"
Wm Gray & Sons	"	A Wil & Sons	"
Harkness & Bro	"	Frank Williamson	"
Franklin H Harris	"	Weaver & Pennock	"
Irvine & Caly	"		
Miles King	"		
Linton & Fowler	"		
Chas McCaul	"		
Thos H Marshall	"		

The following named members. came in after the vote was taken, and desired the privilege of voting, which on motion was unanimously granted.

Jno E. Eyerson.	Yea.	Jas C Taylor.	Yea.
J. S. Thorn	"	A. H Williams & Sons	Yea.

L. C. Conway & Sons. Nay.

R. J Whiteside & Sons. did not vote.

Result of vote

Result. 33. Yeas. 1 Nay. Not voting. 1.

Jno. Stacy Reeves Chrm. of Committee on 7th Property reports as follows

Report of Com. on 7th Property

Phila Nov. 26th 1888

To the Master Builders Exchange

Gentlemen.

Your committee appointed to consider the best manner of altering the Seventh street property, beg leave to submit the following report in compliance with a resolution passed at a special meeting of the Exchange held October 10th 1888 "Directing your committee to employ a

Architect to make plans and specifications for a six story back building, with open space in the centre for light and air, and Steam Elevator together with the estimated cost of proposed alterations, and, also the probable income; and such other information as may be desirable".

The accompanying plans and specifications of Miss Wilson Bros & Co, are included in our report and contemplate the erection of a fire proof building.

ch of 6 Story bldg

According to the Architects estimate such a building will cost $85.000.00

Income

Estimated Income

Rent from Basement for Mechanical Trade School	1000.00	
3000 ft Exhibition space 1st floor @ $2.50 per ft	7500.00	
40 offices 2nd 3.4.5 and 6th floors @ $250.- each	10.000.00	
Rooms for Exchange	2.500.00	$21.000.00

xpenses

Estimated Expenses

Interest on $160.000 @ 5 per cent	8.000.00	
Taxes, Water Rent and Insurance	2.500.00	
Running Elevator	2.000.00	
Coal	1.000.00	
Lighting	500.00	
Repairs	400.00	
Janitors	2.000.00	$16.400.00

h Income — Net Income 4.600.00

Stacy Reeves
Chairman

* The committee also presented the following supplementary report

Phila Nov. 26th 1888

To The Master Builders Exchange

Gentlemen

pent on
-story bldg

The estimated cost of a Four Story back building, built on the same plans of the Architects, with estimate income and expenses will be as follows, for the erection of a fire proof building.

of 4 story bldg

Estimated cost of Building $68000.00

Income

Estimated Income

Trade School	1 000.00	
Exhibition Space	7.500.00	
24 offices @ 275.	6.600.00	
Exchange Rooms	2.500.00	17.600.00

Expenses

Estimated Expenses		
Interest on $143.000.- @ 5 per cent	7.150.00	
Taxes, Water rent and Insurance	2.000.00	
Running Elevator	2.000.00	
Coal	800.00	
Lighting	400.00	
Repairs	400.00	
Janitors	2.000.00	14.750.00
Net Income		2.850.00

Net Income

Stacy Reeves
Chairman

Irvine's motion

Mr. Irvine moved the adoption of the Four (4) Story back Building report. seconded by Mr Harris.

Roydhouses Amendments

Mr Roydhouse offered the following amendment. "That the matter of plans for the Seventh street Property be refered back to the Committee with instructions to get competitive plans from, at least three more Architects, all to have a fair compensation for their work, based on the cost of the building, from the plans accepted, and report back at a meting of the Corporation. not agreed to. and Mr Irvins motion was agreed to.

Irvines motion adopted

Plans & Specifications for 4 story bldg.

Mr Harris moved, and Mr Byrd seconded, that plans and specifications of Four (4) story back Building, as offered by the Committee, be prepared by Hilson & Bros, and they be retained as our Architects, subject to such changes as the Committee may suggest.

Roydhouse motion

Harris motion agreed to

Mr Roydhouse moved to report back to the Committee. not seconded. and Mr Harris motion agreed to.

Com. to prepare Prop. instructed

The Committee was instructed to have plans and specifications prepared, and that all members of the Exchange be invited to bid on same, the contract to be awarded in a lump sum. The bids to be delivered to this Corporation, and, the contract to be awarded publicly, at such time as may be decided upon. The names of sub-bidders to be mentioned in lump bids. Such security as required shall be asked for. also time of completion of contract.

Plans on board

Mr Reeves moved that the present plans be left on the Board for Forty eight (48) hours. agreed to.

added to Com on 7th St Property

Mr Harkness moved that Geo. W Roydhouse and Fred J Amweg, be added to the Committee on 7th St Property. adopted

pare plans
+ altry front
ngs + cost.

Mr Harris moved. that the Architects be instructed to prepare plans for a Four (4) story Front Building and cost of same. Agreed to.

embership
ttendance
adjd.

Membership reported Dec 255
Attendance the past month 51
on motion adjd

Wm Hartwick Jr
Secretary

Stated meeting
f Exchange
ec. 27. 1888

Phila Dec. 27th. 1888

A stated meeting of the Corporation of the Master Builders Exchange was held at the rooms 3rd & Walnut sts on the above date (the regular meeting day being Christmas Dec 25th) Jno. S. Stevens President in the chair.

no present

Present. Mess. W. H. Albutson, J. C. Atkinson, Atkinson & Mayhlertz, R. C. Ballinger, R. T. Bancroft & Son, T. A. Black & Son, A. G. Buringer, Jno Byrd, Joseph Chapman & Co, D Conway & Sons, S. J. Criswell, Edw Cubbuly, Dorsey & Smith, Jacob R Garber, Hartness & Bro. Hunter & Son, Miles King, Thos H Marshall, Jno T Paine, Stacy Reeves & Sons, J W & C H Reeves, Geo. W Roydhouse, Wm Smith, Jno S. Stevens & Sons, Stimmetz & Boorse, J S Thorn, Geo Watson & Son, Weaver & Hannock, A Will & Sons, A. H. Williams & Sons, D. A Wolfpert & Co.

nt call roll

On motion of the Secretary, the calling of the roll was dispensed with and the names of the members present were noted on the roll.

nutes appd.

The minutes of the preceding, stated and special meetings were read and approved.

Reports of
tanding Coms.
bitration
pts Plans &c

Reports of Standing Committees
Arbitration. no report.
Architects Plans & Contracts. Mr Stacy Reeves. Chm. reported that three (3) meetings had been held in conference with the Committee of Architects; that certain rules and conditions under which estimates should be submitted by contractors in the Building Trades, and suggestions in reference to the manner of drawing up specifications had been thoroughly discussed and, the conclusions arrived at, were to be printed and placed in the hands

of the members of the Exchange and Chapter of Architects for approval and adoption.

Labor — Committee on Labor- No report

Finance — " " Finance. No. report

Legislative — Legislative Committee, reported that Lumbermans Exchange had appointed a committee to act with the Committee of this Exchange in case any action should be taken by the Legislature of the State and to prepare a new Lien Law if necessary and present the same to the Legislature at the session of 1889.. Also reported in reference to ordinance for flooring over of Buildings for the protection of workmen, that the City Solicitor had informed the chairman of the Municipal Committee of Councils, that Councils had no authority to pass such an Ordinance, as it would not be legal.

Printg. & Supplies — Committee on Printing & Supplies- No report

Press & Publication — " " Press & Publication " "

Membership — " " Membership " "

Room & Rules — " " Room & Rules. reported. being at work fitting up the rooms and, fully expected to have them ready on or before the 1st of March for the use of the Exchange.

Board of Directors report — Board of Directors reported that they had awarded to Burk & McIlvaine, the exclusive right to print the Hand Book of the Exchange for year 1889. Burk & McIlvaine paying

Hand Book — $250. in cash and 1000. Hand books. for said right.

Donation — Also that they had donated $50, to Builders Exchange of Charleston. S.C. to assist in repairing their building.

Lien Law — damaged by earthquake. Also that Lien Law of 1887 had been declared unconstitutional by the Supreme Court of Pennsylvania.

Damages adjusted — Also that the question of damage caused by removal of German Society from our 7th st Property. had been amicably adjusted by Arbitration: the German Society paying us $395.-

Rooms Com. fit up rooms & sell fixtures — Also that the Room. Committee had been authorized to fit up 2d story of 7th st Property for use of the Exchange, and Committee on National Convention.

Also, that Room Committee had been requested to negotiate the sale of such fixtures in our room at 3d & Walnut sts as would not be needed at the 7th st rooms.

members elected — Also that four non-Corporate and seven Corporate members had been elected since last meeting.

No. of members — Also that membership was. 259. average attendance 60

On motion, the Directors report was approved.

Reports of Special Comms. — Report of Special Committees

Com. on 7th St Property. — Com. on 7th St Property. Stacy Reves Chm. reported the plans would be ready next week, and, a circular is being prepared giving necessary information, and would be mailed to each member of the Exchange asking for proposals.

Com. on Nat Convention — Committee on Convention of National Asso. Builders. D. A Woelpper Chm. reported, that a great number of meetings had been held, and, sub-committees appointed, all of whom were hard at work on the details; that a circular was being prepared and, would be ready by Saturday for the use of the members in soliciting subscriptions. At the present time $6500. had been subscribed, and hoped the members would exert themselves to increase the amount.

Deferred Busines — Deferred business. None.

New Business — New. Business. The following was read.

Philada Dec. 27th. 1888

To the President and members of the Builders Exchange of Philada.

Gentlemen

We, the undersigned, hereby tender our resignation as members of the Builders Exchange of Phila.

Yours Respectfully

(signed) Wm C. McPherson & Sons

McPherson Resigns

McPherson & Sons Resignation Accepted. — Enclosed please find Keys for letter box.

On motion duly seconded. the resignation of Wm C. McPherson & Sons. was accepted.

Delegates & Alternates to Nat. Convention — The following members were appointed as Delegates and alternates to the National convention to be held in Phila. on February 12th. 13th & 14th. 1889.

Delegates	Alternates
Geo. W. Roydhouse ✓	Edmund Webster
Jos B. Cooper	Jno. O. Donnel
Jno J Weaver	R C Lippincott ✓
Henry R Coulomb ✓	Howard B French
J. F. Black	Wm P. Irvine

The following nominations were made to fill the vacancies caused by the expiration of the term of members of the Board of Directors and the resignation of Wm C. McPherson

Nominations for Directors

viz Jno E Eyanson, Murrell Dobbins, P. M. Harris, Chas C Bancroft, & A Black, Wm B Irvine, Maurice Joy, Jacob R Garber, Jno J Weaver, Thos H Marshall.

Retiring Presidents to be advisory members of Board of Directors

Mr. D. A Wallspan moved that all retiring Presidents, who shall have served their full term of office shall be considered advisory members of the Board of Directors but shall have no vote. Agreed to.

Entertainment at Annual Meeting

Mr Chas H Rees moved that the Entertainment Committee prepare a Lunch for the Annual meeting. Agreed to.

Treasurers report

Phila Dec. 27.th 1888

Treasurers report

Bal. on hand Gen. fund 9/25/88	6449.33	
amt rec'd a/c Dues	670.00	7119.33
Paid a/c Expense	818.31	
" " Furniture & Fixtures	6.20	
" " Printing	58.55	
" " Rent	500.00	1383.06
Bal Gen fund 12/27. 88.		5736.27
Bal on hand Corp a/c 9/25.88	10.501.11	
amt rec'd a/c rent	575.00	
" " " Corp fees	1.400.00	
	12.476.11	
By amt rec'd J C. Savery for Corp Certif	200.00	
Bal. Corp a/c 12/27-88		12.276.11
Total bal. 12/27. 88		18.012.38

Weaver's resolution of inquiry

Mr Jno J Weaver offered the following resolution of inquiry.

Whereas. In the issue of "The Metal Worker" (a weekly newspaper published in New York City) of June 30. 1888 is found the following resolution, passed by the Board of Directors of this Masters Builders Exchange viz. Resolved: "That the roofers connected with this Exchange be notified, that they have used the name of the Masters Builders Exchange without authority, in the circular sent by them to the Architects, and they be requested to correct the same", and

Whereas- Said resolution, as passed by the Board of

of Directors may establish a precedent, which will affect the individual interests of the members of this Exchange; and, as it has appeared in a public newspaper, without such having been reported to this Exchange and received its approval, therefore be it.

Resolved: 1. That the papers, documents, and other information which it has received, relating to this subject, be reported by the Board of Directors, to the Exchange for its action.

2nd That the Board of Directors is hereby asked to report with the above, its reasons, for taking the action it did in the matter.

Stevens's resolution

After considerable debate on the subject and the reading of the following resolution of President Stevens, viz

Resolved: That the Corporation approves of the resolution of the Board of Directors of May 29th 1888. viz.

"Resolved:- That the roofers connected with this Exchange be notified that they have used the name of the Master Builders Exchange without authority in the circular sent by them to the Architects, and they be requested to correct the same." and while they have no opinion to express as to correctness of the statements made in the body of the "Roofers Circular" they do say that while the separate and distinct trade organizations of this Exchange, may, with propriety, express their opinions and pass resolutions (as such separate and distinct trade organization) they have no right to use the name of The Master Builders Exchange, which will carry the weight of influence of the whole body of the membership who are not in a position to know of the facts in the case.

Weaver asks withdraw resolution. quorum. adjd

Mr. Weaver asked consent to withdraw his resolution and accept the resolution of the President but on a call of the roll, there was not a quorum present. no further business was transacted and the meeting adjourned

Wm E Harkness Jr
Secretary

Special meeting of Corporation Jany. 14. 1889

Phila Jany 14. 1889

A special meeting of the Master Builders Exchange was held on the above date at their room 3d & Walnut streets at 1. oclock Pm. John S Stevens President in the chair

Corp. members present

Present: Mess W H Albertson, Jas T Allen & Son, Jno C Atkinson Atkinson & Mayhlutz, Austin Obdyke & Co, R C Ballinger, P. A Black & Son, Hugh Boyd & Son, Jos C Brown, A G Buvinger Jno Byrd, Jno Campbell, A. A. Catanach, Henry R Coulomb, S J Creswell, Edw Cubbedy, Louis Dietrich, Wm R Dougherty, Thos H Doan, Dorsey & Smith, Jno C Eyanson, Saml H French & Mahlon Fulton & Co, Jacob R Garber, J & T Gillespie, Wm Gray & Son Hartness & Bro, F M Harris, Edw A Hollis, Kemp & Garrison, Miles King, Thos Little & Son, J B McAvoy, Chas McCaul, Michael McCarron, Thos H Marshall, W. W Mentzinger, Morse Williams & Co, Jno J Prince, Stacy Reeves & Sons, J W & C H Reeves, Rea & Riley, Geo. W Roydhouse, Royer Bro, J B. Shannon & Sons, Wm Smith, Jno S Stevens & Sons, J. C Taylor, Henry Taylor, Jesse W Taylor & Sons, Jas D Thompson Weaver & Pennock, Rush J Whiteside & Sons, A Wilt & Sons, A H Williams & Sons, D A Woelpper & Co, E. E. Rock Saml Hulin, J Kistlebock & Son, Walter T Bradley, (60)

Non-Corporate Members present

The following Non-Corporate members were present: Jas Beatty Jr & Co, Jas Morrison, Reading Iron Works, The Old Lehigh Slate Co, Thos H Whitehouse, Schleicher Schumm & Co, Jos G Ruff, J Milton Shafto, Wm Conway, Warren Shute Co, H McInnes, Jas P Wood & Co, H E & D G Yarnall, Peoples Bros, F McAvoy, J S Miller & Bro, Borgner & O'Brien, Warren J Kinderdine, Hastings & Morrison, Jno Kvle, J Rus Allen, Jno C Kelly, W J Shedwick, John Bond, (25)

Total present 85

The following notice of meeting was read.

Notice of meeting

Master Builders Exchange

Phila January 12th 1889

A special meeting of the Corporation will be held on Monday next, 14th inst., at 1. oclock Pm., for the purpose of opening bids for the erection of the new building, 18 to 24 South Seventh street, and such other business as may be presented.

Wm Hartness Jr Secretary.

The following circular was mailed to each member of the Corporation on Jany 2. 1889

MASTER BUILDERS'
EXCHANGE.

PHILADELPHIA, January 2d, 1889.

At a special meeting of the corporation, held on November 26th, 1888, the following resolution was adopted:—

"RESOLVED, That the Committee on our Seventh Street Property be instructed to have plans and specifications prepared, and that all members of the Exchange be invited to bid on same; that the bids be delivered to this corporation, and the contract awarded publicly in a lump sum, at such time as may be decided upon; that the names of sub-bidders be mentioned in the lump bids, and the time of completion of contract; also, such security as required shall be asked for."

In compliance with the above resolution you are hereby invited to bid for the construction of the new building to be erected for the Master Builders' Exchange on their property, No. 18 to 24 South Seventh Street. Plans and specifications for the same will be posted in the Exchange room on Thursday, January 3d, 1889.

Proposals will only be received for the entire work in sealed envelopes addressed to Jno. S. Stevens, President, and marked "Proposal for new building," which may be delivered in person or sent by mail.

The proposals will be opened at a special meeting of the corporation on Monday, 14th inst., at 1 o'clock, P. M., in the presence of the members of the Exchange, at their rooms, Third and Walnut Streets, and no bids will be received after that hour.

All bidders, either for the entire work, or sub-bidders for any special branch of the work, are restricted to members of the Exchange.

WILLIAM HARKNESS, JR.,
Secretary.

The Bids were then opened by the President and read by the Secretary in the order they were received. and are as follows.

		Pine	Chestnut	Pine & Adamant	Chestnut & Adamant
1	Wm R Dougherty. No. Sub Cont.	$51.585.—	$600. $52.185.00	$400. $51.985.00	$52.585.00
2	Jacob R Garber Sub Cont	49.942.—	$386.31 50.328.31	$340.00 50 282.00	50.668.31
3	Rea & Riley No. Sub Cont	57.000.—	$1000. 58.000.00	$400.- 57.400.00	58.400.00
4	John R Wiggins Sub Cont	47.658.92	$700.- 48.358.92		
5	Rush J Whiteside & Sons. No Sub C	56.680.00	$650— 57.330.00	$400.- 57.080.00	57.730.00
6	Arthur H Williams & Sons Sub C	53.375.00	$826.- 54.201.00	$400- 53.775.00	54.601.00
7	Henry Taylor No Sub C	52.694.00	$500.- 53.194.00	$400.- 53.094.00	53.594.00
8	Stacy Reeves & Sons Sub Cont	51.900.00	$425.- 52.325.00	$720.- 52.620.00	53.045.00
9	J H Doan Sub Cont	51.773.00	$650- 52.423.00		
10	Geo. W Roydhouse No Sub Cont	49.200.00	$500- 49.700.00		

Mr Harkness moved that the bids be referred to the Building Committee to be tabulated.

Mr Coulomb moved to amend, that the Contract be awarded to lowest bidder, provided he complies with

Coulombs Amendment Accepted

the requirements of the Board of Directors, as regards Security and guarantie for faithful performance of the work. Mr Harkness accepted Mr Coulombs amendment, and, it was agreed to.

Warren Eclut Co offer.

A Letter from Warren Eclut Co was read, offering to put down their "Slag Stone" Pavement on the side-walk in front of our building on 7th st. free of cost or expense to this Corporation. which was, on motion refered to Building Committee

Smiths motion

Mr Smith moved that all material used in new building shall be of american Manufacture. Not seconded.

Chestnut for inside finish

Mr Marshall moved, that Chestnut be used for inside finish. instead of Pine. Agreed to.

Adamant refd to Bldg. Com.

Mr Chas H Reeves moved that the question of using Adamant, be refered to Building Committee. Agreed to.

Finance Com. to report plan for raising funds for New Bldg.

On Motion, the Finance Committee were requested to report to the Corporation, at their next meeting, a plan for raising the additional funds required for the alterations and additions to building 18 & 20 Nt. So. 7th st.

Elevators. Heating Boilers & Electric Lighting refd to Bldg Com.

The subjects of Elevators, Steam Heating, Boilers and Electric Lighting, not being included in the Estimates as called for, by the plans and specifications, were refered to the Building Committee.

Adjourned

Wm Harkness Jr
Secretary

Annual meeting of Corporation Jany. 22. 1889

Phila January 22d 1889

The Third annual meeting of the corporation of the Master Builders Exchange was held on the above date, at their rooms 3d & Walnut sts at 3. Oclock P.M. John S. Stevens President in the chair.

Present to present

Present: Mess. Abel, Albertson. Allen J I & Son, Allen & P. Andress, Atkinson J.C. Atkinson Jno, Atkinson & Mylin, Austin Obdyke & Co, Ballinger, Bancroft & Son, Black & Son, Byrd & Son, Brown J E, Brunner, Byrd, Campbell, Carlisle & Ivy, Carman, Cataract, Chapman Jos C. Chapman W R, Conway & Sons, Coulomb, Creswell S J. Cubbuly, Devitt & Son, Dietrich, Dobbins, Doughty, Doan, Dorey & Smith, Eyanson, Fogg, Francis S. H & Co, Fulton & Co, Garber, Gear & Son, Gillespie J & J, Gray & Sons, Harkness & Bro, Harris, Hart, Hannan, Hollis, Holdykoon, Hunecker & Son, Irvine & Canty, Kemp & Garrison, King, McAvoy, McCaul, McCarron, McCarter, McCartney & Orr, McCoach, Marshall, Magee & Co, Maxwell's Sons, Mentzinger, Morse Williams & Co, Meyers, O'Brien & Co, Payne & Co, Pierce, Reeves & Sons, Reeves E W & C H, Resnick, Read, Rea & Riley, Ridgway Roydhouse, Royer Bro, Shannon & Sons, Smith Wm, Stevens & Sons, Steinmetz & Boorse, Taylor J C. Taylor Henry, Taylor & Son, Thorn, Thompson, Watson & Son, Watson & Peale, Weaver & Pennock, Whiteside & Sons, Williams & Sons, Wolfpert & Co, Worthington, Wood, Slack & Bro, Chas Benton, Saml Hulin, E. Webster & Nephew, Bradley, Kisterbock & Son, Lee & Son; (Total 97)

Minutes approved. Communications

Minutes of last meeting were read and approved.
Communications none.

The annual report of the Board of Directors was then read as follows.

Annual report* of Board of Directors

Phila January 22d 1889

To The Master Builders Exchange

Gentlemen

In accordance with Section 5. Article 6. of our By Laws, your Board of Directors present this, their Second Annual Report, for the year ending January 22d 1889.

Com on Building & Lien Laws

Your Committee on Building and Lien Laws, Forms of Contracts &c, have been earnestly at work during the

past year. A Lien Law, you are aware, was enacted by our State Legislature, at its last session, which has since been declared unconstitutional by the Supreme Court of this State: and your committee are now considering whether it is advisable to make an effort to have another law enacted, or, continue the old Law. The "Uniform Contract", as agreed upon by the "National Association of Builders" and the "Association of Architects", seems to meet with approval and is gradually being adopted; they have been printed, and copies can be obtained by our members, at the office of this Exchange.

Arbitration Com.

Your Committee on Arbitration, Mr Geo. Watson, Chairman, have had several cases referred to them, all of which have been amicably and satisfactorily settled, without recourse to law and, with much less expense.

Com. on Architects Plans &c.

Your Committee on "Architects Plans and Contracts" have had a number of meetings with the Architects and, the result of their labor, we believe, will be of much benefit to builders. It is now in the hands of the printers and, will be perfected during the year.

Com. on Labor

Your Committee on Labor, S J Crowell, Chairman, have had nothing presented for their consideration and have nothing to report.

Finance Com.

Your Finance Committee D. A Wallpaper, Chairman, have attended to their duties, faithfully and efficiently, and refer later on, to the report of the, Finance Committee, Auditing Committee and Treasurer, showing the Exchange to be in a very healthy condition, judging by the amount of Assets and Liabilities, there set forth in detail.

Com. on Legislation

Your Committee on Legislation, Wm Harkness Jr. Chairman have been diligently at work and, have rendered valuable aid in securing information of intended legislation by City Councils, and other information, valuable to the members of the Exchange. The journals of Councils, and Legislative Record, being on file, together with other books appertaining to matters of Legislation affecting the Building interests.

Com. on Printg & Supplies

Your Committee on Printing and Supplies. Wm H Albertson, Chairman, have faithfully performed all the duties required of them, and copies of their work can be found in the Scrap Book.

Com. on Press & Publication

Your Committee on Press and Publication, Jno F Hunter, Chairman, have attended to their duties faithfully; have kept the public advised of the doings of the Exchange, and collected valuable information, and take this opportunity of thanking the press for the aid extended by them (as Scrap Book)

Com. on Room & Rules

Your Committee on Rooms and Rules, Chas H Reeves Chairman, have also performed the duties devolving upon them, very faithfully and satisfactorily, and report that the rooms 18 & N. So. 7th Street, will be ready for occupancy before the expiration of our lease at 3rd & Walnut

Com. on Membership

Your Committee on Membership, Franklin M. Harris, Chairman, have acted upon all applications presented for their consideration, promptly, and reported same to the Board of Directors.

Com. on Complaints

Your Committee on Complaints, Jas B Cooper, Chairman, have considered several matters, referred to them, and, reported very promptly, to the Board.

Auditing Comm.

Your Auditing Committee, Henry Taylor, Chairman, have discharged the duties of their appointment, very efficiently, and report the accounts of the Exchange, to be correct.

Special Comm. Revision Bldg Laws

Your Special Committee on Revision of Building Laws of the State, M B Andrews, Chairman, have also been holding weekly meetings, during the year, but have not yet completed their work, but hope to be ready in time for the Legislature now in session at Harrisburg.

Special Comm. 7th Property.

Your Special Committee on 7th St Property, Stacy Reeves, Chairman, have ably and very efficiently performed their duties, and have, as you all know, presented the plans and specifications for our new building, which were approved by the Corporation, and, Contract for same has been awarded.

Spl. Comm. on Trade Schools.

Your Special Committee on Trade Schools, Geo Watson, Chairman, have been diligently engaged in the work, collecting information, devising plans &c. and, when their rooms in our building, are ready, propose to start the schools.

Spl. Comm. on Nat. Convention

Your Special Committee, on Convention of "National Association of Builders" D A Woelpper, Chairman, have worked very diligently, early and late, in preparing the details of the convention, and the proper entertainment of our guests, so as to do credit to the hospitality of the Quaker City.

7th Bldg

Our building on 7th Street, has been vacant since Sept. 17th. The Gas Trust and German Society, having

removed at that time. The damages caused by removal of German Society, have been settled by Arbitration, the Exchange being awarded $395.

Room. Comm. The Room Committee, Chas H Reeves, Chairman, are now preparing the second story of our new building, for our occupancy on March 1st, when our lease of this room expires: it is also expected that the room will be used for Committee purposes, during the National Convention which will meet in the Lecture Hall of the Franklin Institute directly opposite.

Room Comm. The Room Committee are also negotiating the sale of such fixtures in our present rooms, as will not be needed in our own building.

Members died We have lost two members by death, during the year, Mr John C Savery, and Mr Rudolph J Watson of the firm of Watson & Gillingham.

Number of Members admitted. 35. Non-Corporate and 20 Corporate members have been admitted during the year.

Corp. Membership unlimited. Corporate Membership is now unlimited, except as to Trades.

Membership. Our membership is now 250, of which 130 are Non-Corporate and, 120 are Corporate.

Average Attendance Average attendance for the year, has been 68.

Dues. Dues for 1889. have been fixed at $50.

and Subscribed to fund Convention expenses $7100. have been subscribed towards paying expenses of entertaining National Convention.

Assets.	Assets of the Corporation are	$98.145.88
Liabilities.	Liabilities " " "	67.225.00
Excess.	Excess of Assets over Liabilities	$30.920.88

Price of Corporate membership $250.- for new Members. Price of Corp. Membership Members withdrawing from Corporate Membership to be paid $225. for certificate.

Respectfully submitted
(Signed) John S Stevens
President

Treasurers Annual Report. Treasurers Annual Report

Phila January 22. 1889

Balance on hand Jany 19. 1888.	1.892.86	
Rec'd from Dues	11.937.50	
" " Sale of Banquet Tickets	401.50	
" " Surplus of " Fund	14.00	
" " Int on Gen'l a/c	114.77	14.360.63

amt rec'd bro't for'd		14.360.63
Paid a/c Salary	1.644.09	
" " Expense		
for Delegates to Convention	350.00	
" Dues to Nat Asso. 1888	450.00	
" Donation to Charleston Exhib.	50.00	
" Atlas of the City (Wards)	25.00	
" Counsel fees	110.00	
" Cuspidors	150.00	
" Donations 4th July celebrat. Education and aid (#50. #20.)	70.00	
" Encl Exp. and to Publication Stamps, cigars &c. 648.22	#1.853.22	
" Banquet	2.102.35	
" Furniture & Fixtures	414.82	
" Printing & Stationery	292.65	
" Rent of Room	2.000.00	
" Rent of Telephone	120.00	8.427.13
Bal. on hand Encl a/c Jany. 15. 89		#5.933.50

Bal. on hand Jany 19.88. Corporate a/c	8.934.07	
Received from Rent	5.000.00	
" " Interest	332.95	
" a/c corporate Certificates	2.800.00	
" " Notes Receivable	1.000.00	
	#18.067.02	
Paid Interest on Bonds 3300.00		
" Ubeter Rent-no 7th Property 32.00		
" Taxes " " " 1888 1103.64		
" Corporate Certificates ret 600.00	5.035.64	
Bal. Corp a/c	13.031.38.	13.031.38
Total balance Jany. 15th 1889		#18.964.88

The Auditors report as follows.

Phila Jany. 22. 1889

To the Master Builders Exchange

Your Committee,

appointed to Audit the accounts of the Exchange, respectfully report, that they have examined the books and accounts of the Treasurer and Secretary, for the year 1888, and find them correct, the details will be found in the combined report of the Finance Committee, Auditing and Treasurer.

(signed) Henry Taylor

" Alfred P Shannon

Report of Joint Com. to asses Value of Corp. certificates

The joint Committee to assess the value of Corporate certificates report as follows.

Statement of Assets and Liabilities of Master Builder Exchange January 15th 1889.

Assets

Assets

Value of 7th St Property		76.226.00
Furniture & Fixtures (cost 4076.60)		1.500.00
Due to Corporate account		1.200.00
Due to Dues a/c	410.60	255.00
Cash in Corporate a/c	13.031.38	
" " Rent a/c	5.902.15	
" " Drawer	31.35	18.964.88
		98.145.88

Liabilities

Liabilities

Bonds	66.000.00	
3 mos int. due on bonds	825.00	
3 " Rent of Exchange	250.00	
Salaries a/c Due	150.00	
	67.225.00	
Excess of assets over Liabilities	30.920.88	
	98.145.88	$98.145.88

Excess over liabilities

No of members holding Certificates & Value of each

118 Members holding certificates of stock at this date making the actual value of each $262.00

(Signed) Henry Taylor
Secty.

Report of Finance Com. on ways & means for payt of Bldg

Report of Finance Committee on Ways and Means for payment of Building.

The Contract for New Building has been awarded to John R Wiggins for the sum of $48.358.92

Steam Heating, Boilers, Elevators and Electric Lighting not included in contract: approximate estimate 10.000-00

58.858.92

Cost of fitting up new Exchange, ~~say in all, about~~	1.150.00
say in all about	60.000.00
We have unissued balance of Mortgage Bonds	34.000.00
Cash in Corporate funds	13.031.38
" " General "	5.902.15
	52.933.53
unpaid expenses say	933.53
	52.000.00

Leaving $8000. to raise

Finance Com. authorized

On motion duly seconded it was,
Resolved! That the Finance Committee be authorized to invest the Corporate Fund, and such other sums as may from time to time, be voted by the Board of Directors. from the General Fund, to the Building Fund or, for the redemption of outstanding Mortgage Bonds of the Exchange.

Election of Directors.

The President then announced, that the next business in order, would be the election of Directors, Seven to take the place of the seven whose terms had expired, and one for the unexpired term of Wm L McPherson resigned.

Judge of Election qualified

Mr Henry R Coulomb, Judge of the election presented his credentials, which were properly attested. and Mess. J Lindsay Little and Enoch Remick were appointed Tellers.

Members voted

The members then voted as their names were called. and all having voted, the Tellers and Judge retired to count the votes.

New Business

New Business

Mr John D. Stevens, President, then delivered the following address.

Gentlemen

President Stevens Address

Through your kindness, I have had the honor of being President of the Master Builders Exchange, for the two successive years of its existence, and, now as we are about to enter upon the third year, I feel it my duty for many reasons, to decline a re-election to this important office.

First- Because there are many other gentlemen who are quite as competent, and far more deserving, who only need the responsibilities imposed by the office, to serve you quite as faithfully as I have.

Secondly- If nothing happens to prevent, I expect to be absent from the City, during the coming year, and, possibly longer, therefore, could not serve you.

In retiring from the cares of office, I must congratulate the Exchange upon its present prosperity and the outlook it has for the future.

As you remember, we were Chartered, January 13th 1887. The first meeting was held January 25th 1887.

with 70 members; we now number 250.

Our growth has been steady and satisfactory.

What was started as an experiment, has developed into an assured success.

It is not necessary for me to rehearse what has been accomplished, for that is evident to all.

We, as a body of Mechanics, have taken our place among the various organizations and Exchanges, that represent the prosperity of the City and. have willingly been assigned a place second to none, by the press of our City, its officials and Citizens generally.

As we believed from the first, it only needed an assertion of our claims, to have them fully recognized and, to day, our usefulness is only in its infancy.

By a proper adherence to the principles upon which our organization was established, we will make membership in this organization "an assurance to the public, of skill, honorable reputation and probity

In retiring from the Presidency of this Association, I would be false to my convictions, if I did not publicly express my appreciation of the labors of your Board of Directors, who have so unselfishly given largely, of their time, talents and business experience for the benefit of the Exchange.

To the members, I return thanks for their uniform courtesy and ready acquiescence when demands were made upon them.

We are looking forward hopefully, to the meeting of the National Association of Builders, in this City in February next when, as guests of our Exchange, we feel assured, they will experience a taste of our Quaker City Hospitality, which will make them wish they could be with us always.

Gentlemen I again thank you, one and all, for the many favors, you have conferred upon me and, wish for you and the Exchange, a happy and prosperous New Year and many of them.

Com. to prepare resolutions

Mr. Franklin Mc Harris moved, that a committee of three be appointed, to prepare and have engrossed, a set of Resolutions, and presented, to John S Stevens, the retiring President. agreed to. and

Committee

Mr I B Mc Avoy moved, that Mess Franklin Mc Harris

Wm McCoach, and Wm Harkness Jr. be the Committee.
agreed to.

Report of Judges & Tellers.

Whole number of votes 94

Thos. H Marshall	for three years.	1 vote
J. B McAvoy	" " "	2 "
Saml S. Hart	" " "	12 "
Jacob R Garber	" " "	1 "
Franklin M Harris	" " "	63 " -
J Kistlebock	" " "	73 " -
Saml J Criswell	" " "	63 " -
Chas P Bancroft	" " "	50 "
B Frank Royer	" " "	15 "
J J Black	" " "	48 "
Maurice Joy	" " "	53 " -
John E Eyanson	" " "	62 " -
John J Weaver	" " "	27 "
Murrell Dobbins	" " "	71 " -
Wm B Irvine	" " "	52 " -
Jacob R Garber	" Two years	39 "
Thos H Marshall	" " "	38 "
Saml Hart	" " "	11 "

(signed) Henry R Coulomb
" Enoch Remick
" J Lindsay Little

The following gentlemen were declared elected
to serve for Three years Franklin M Harris
" " " " " John Kistlebock
" " " " " Saml J Criswell
" " " " " Maurice Joy
" " " " " John E Eyanson
" " " " " Murrell Dobbins
" " " " " Wm B Irvine

To serve for Two years, in place of Wm C McPherson resigned.
Jacob R. Garber.

Adjourned to partake of the Luncheon, prepared by the Entertainment Committee.

Wm Harkness Jr
Secy

Special Meetg Jany 31-89

Phila Jany 31. 1889

A special meeting of the Corporation of the Master Builders Exchange was held at their rooms 3d & Walnut sts on the above date at 1.30 Pm. Davis A Waelpper. President. in the chair.

who present

Present-Mess Albertson, Allen J J & Son, ~~Allen & F~~, Atkinson J. b, Atkinson & Mylinty, Austin Abdy & Co, Ballinger, Bancroft & Son, Brown & B, Buringer, Campbell, Chapman & Co, Coulomb, Creswell & J, Creswell D S, Cubberly, Dietrich, Dobbins, Eyanson, Fogg, Fulton & Co, Garber, Hawkness & Bro, Harris, Holdstorn, Kemp & Garrison, King, Marshall, Magee & Co, Mentzinger, O'Brien & Co, Pierce, Reeves & Sons, Reeves J W & C H, Read, Roydhouse, Royer Bros, Smith, Stevens & Sons, Steinmetz & Boorse, Taylor Henry, Taylor & Son, Thorn, Watson & Son, Weaver & Pennock, Whiteside & Sons, Wiel & Sons, Williams & Sons, Waelpper, Worthington Hulin, Bradley, Kisterbock, Wood. (Total 53)

Call for meeting was read as follows

Call for meeting

Phila Jany 29. 1889

A special meeting of the Master Builders Exchange will be held at the Philada Exchange, 3d & Walnut strts, on Thursday 31st inst. at 1.30 Pm. to hear report of Committee on 7th st property, regarding changes in plans

(Signed) Wm Harkness Jr.
Secretary

Minutes

on motion, the reading of minutes of previous meeting were dispensed with.

Resolutions &c withdrawn

Resolutions and amendments were offered by Mess Weaver, Stevens, and Harris, all of which were withdrawn and. Mr Weaver offered the following resolution which was agreed to.

Com. to alter plans & expend additional amt

Resolved; That the Committee on Building 18 to 22 South 7th strut, be authorized to alter the plans of the new building in accordance with plan B, submitted this day, and, in addition, to expend not over $500. for any minor alterations of partitions, doors &c.

Adjd

on motion adjourned. Wm Harkness Jr
Secretary

ference Meetg
Feb 26. 89

Philada Feb. 26. 1889

At a conference meeting of all members of the Masters Builders Exchange held at their Building 18.20. 22 & 24 So. 7th st. on above date. D A Woelpper. President, in the chair

Presidents remarks

The President called the meeting to order, and then made some remarks, giving an account of the business done since last meeting, and announced the names of Directors elected at the annual meeting of the organization; also names of the President, Vice President and officers, elected by the Board of Directors, and the standing Committees for 1889. He also gave an account of the Banquet given the National Association of Builders on the evening of Feby 14. and the great labor and time required in making the preparations necessary in order to make it the grand success that it was.

The President then called upon Mr John S Stevens, Ex President of the "National Association of Builders", to address the meeting.

Mr Stevens remarks

Mr Stevens, gave a short account of the proceedings of the Convention, and stated that the Delegates and visitors, were delighted with the very generous hospitality extended to them by this Exchange

Thanks to Woelpper

On motion of Mr Geo Watson, a Resolution of thanks was tendered to Mr David A Woelpper. chairman of Convention Committee, for the arduous duties performed, and the satisfactory manner in which every thing was conducted.

Thanks to Gillingham

On motion of Mr Geo Watson, a Resolution of thanks was tendered to Mr Chas Gillingham. Secretary and Treasurer of Committee on Convention and Chairman of Banquet Committee for the very valuable and efficient services rendered by him

Thanks from Irvington & Scribner

The Secretary read letters from Mr Irvington of Chicago and Mr Scribner of St Paul, thanking this Exchange for the many courtesies extended and, the admirable manner in which every thing was conducted.

Mr Weaver calls attention

Mr John J Weaver called attention to articles which had

appeared in some of the daily papers, relative to action by this Exchange, on building laws. and Mr

Andress reports

Mr B Andress, Chairman of Comm[illegible] "Revision of "Building Laws" stated that [illegible] would, in a few days, have a bill ready to present to the Legislature.

adj. to Luncheon

There being no further business, the President announced that the meeting would now adjourn to partake of a Luncheon.

adjd

adjourned

Wm Hartness Jr.
Secretary

Stated Mtg Corporation of Mr B Exchge.

Phila March 26th 1889

A stated meeting of the corporation of the Master Builders Exchange of Philada. held on above date at their building nos. 18 to 24. So. 7th st. at 1.30 Oclock. Pds. Mr David A Wolfpper. President in the chair.

Who present

Present. Messrs. Albertson, Allen & Son, Andress, Atkinson Jno C Atkinson & Mayhlertz, Austin Obdyke & Co, Black & Son, Byrd, Bevinger, Chapman Jos & Co, Campbell, Carlisle & Joy, Coulomb, Conway & Sons, Conway Wm, Criswell Sl, Cubbuly, Dobbins, Dench & Co, Fogg, Fulton & Co, Garber, Gillespie J & J, Harkness & Bro, Harris, Hart, Hinman, Irvine & Carty, Kemp & Garrison, King, Little & Son, McCarron, Marshall, Magee, Mentzinger, Morse Williams & Co, O'Brien & Sons, Prince, Reves & Sons, Reves J W & C H, Roydhouse, Royer Bros, Shannon & Sons, Stivens & Sons, Smith Wm, Taylor Jas C, Watson & Son, Weaver & Pennock, Wolfpper & Co, Klotzbock, Bradley, Webster & Nephew, McAvoy J B, Wiggins.

Minutes appd.

Minutes of last stated, special and conference meetings were read and approved.

Communications

Communications

The following engrossed resolutions were received.

Balt. Exchge

One from Builders Exchange of Baltimore as follows.

The Builders Exchange
No. 19. West Saratoga Street
Baltimore Md.

At a special meeting of the Builders Exchange of

Baltimore City, held 3dby. 18th. 1889., the following Resolution was adopted, and ordered to be forwarded to "The [redacted] Builders Exchange of Philadelphia.

Resolved, That the thanks of this Exchange, be tendered the Builders Exchange of Philadelphia, for the magnificent reception tendered us, and for acts of kindness, which will never be forgotten.

Especially do we tender our thanks to the members of the different committes, for their untiring attention and courtesy, whereby we were enabled to see the magnificent buildings and places of note, in the City of Brotherly Love, while attending the Third annual Convention of the "National Association of Builders" December. 12th 13th & 14th 1889.

(signed) E. L Bartlett
President

(signed) E. D Miller
Secretary

Mechs & Traders Exchange of N. York.

one from Mechanics and Traders Exchange of New York.

Mechanics & Traders Exchange
of the City of New York
14 Vesey st. N Y. March 15th 1889

To the
Master Builders Exchange of Philadelphia.

Gentlemen

At a regular monthly meeting of this Exchange, held this day, the report of the Delegates to the Annual Convention of the "National Association of Builders" recently held in your City, was presented and, the remarks of the delegates and visitors were very warmly eulogistic of the manner in which they had been entertained by you, a committee was appointed to communicate to you, the cordial and hearty thanks of our Exchange.

In attempting to carry out these instructions we are conscious of our inability to adequately express our feelings. Your boundless liberality; your cordial and hearty reception and entertainment of us; your enthusiastic interest in the welfare and success of the Convention and the National Association of Builders; the able and impartial manner in which your honored and honorable associate, John S Stevens Esq, presided over the deliberations of that body, conspired to produce in us

a warm personal regard for you individually and a strong desire to emulate your spirit of enterprise as an Exchange.

We congratulate you upon the success of your efforts to make the convention of 1889, a notable event in the history of the National Association of Builders; for the promising outlook of your Exchange; for the many beautiful buildings in your city, the enduring testimonials to your skill. May the spirit which animates you, of which we were the witnesses, serve to arouse in us and in all our sister Exchanges, a corresponding ambition to excel in all branches of our individual and corporate work.

With warm feelings of personal regard, we are

Very sincerely yours

Samuel T Archer, President
Edmond A Vaughn, Secretary

(signed) Marc Eidlitz, Wm L Smith, W H Redfield } Committee

One from the "Mechanics Exchange of Providence. R.I.

Mechanics Exchange
Providence R I

Mechanics Exchange
589 Custom House Street
Providence R.I. March 1st 1889.

To the
Master Builders Exchange
of Philadelphia. Pa.

Greeting

At a special meeting held this day it was

Resolved.

That the hearty thanks and acknowledgements of this Exchange are due and are hereby tendered to the Master Builders Exchange of Philadelphia Pa. for the gentlemanly and generous manner in which the Delegates from this body, to the National Association of Builders Convention, were received and entertained, and also to the individual members, for the many kindly courtesies extended by them.

(signed) James S Hudson, President
" Wm J Lady. Secretary

all of which were read and directed to be spread upon the minutes.

Letters were also received from the following parties

and abstracts from the same directed to be spread upon the minutes.

Scribners — One from C & E Scribner, St Paul thanking this Exchange for Flag sent for use of Nat asso. Builders, at their next Convention.

Sayward — Also one from. Mr Wm H Sayward, Secty. of "Nat. Asso. Builders" commending the efforts of this Exchange, to make the Convention of Nat asso. of Builders, held in this city the success that it was. and saying that much good has already resulted.

Bently, Milwaukee — Also one from Thos R Bently of Milwaukee, saying, they were about reorganizing their Exchange, and own their ~~own~~ building, and desired information, which would aid them.

Reports, Com's — Reports of Committees

Arbitration — Arbitration. Mr Geo Watson. Chm. reported having arbitrated two cases, both of which were settled satisfactorily by the Committee The Secretary also reported having acted as Arbitrator for a member of this Exchange, and settled the case, agreable to both parties.

Finance — Finance. Mr. Morrell Dobbins. Chairman reported that the entire $34.000. Bonds had been subscribed for.

Legislation — Legislative. Wm Hartness Jr Chairman, reported having acted with the Committee on Revision of Building Laws, and, the report as prepared, was nearly ready for presentation to the Legislature

Arch'ts Plans &c. — Architects Plans & Contracts. Secretary reported that the report of Committee on "Rules and Conditions under which estimates should be submitted by Contractors in the Building Trades" was completed and now in the hands of the printer.

Labor — Labor — no report —

Printing & Supplies — Printing & Supplies — no report —

Press & Publication — Press & Publication. Secty. reported that the public had been advised through the papers, of all matters that were of interest, coming up

Room & Rules — Room & Rules. Mr Chas H Reeves. Chm. reported that rooms in New Building were being rapidly rented, and that they were having prepared, a circular, with plan of rooms, which would be mailed to each member, as soon as ready.

Membership — Membership. Mr Jno J Weaver. Chm., reported having acted upon a number of applications, but, would call the attention of members, that the committee request all the information possible, both in favor of and against, applicants; also, that members should not sign applications merely, at the request of some other member, but, should know something of the applicant

Complaint

Complaints. S Nash. Chm. No report.

Entertainment

Entertainment. Franklin M Harris. Chm. reported. Having attended to the duties assigned them.

Special Com's Testimonial

Special Committees.

Testimonial to Jno S Stevens. Franklin M Harris. Chm. reported progress.

Building Com.

Building. Com. Franklin M Harris. acting Chm. reported the progress made in erection of new building up to present date and asked for suggestions from members (in writing) to the Chairman.

Revision of Bldg Laws

Revision of Building Laws. M. B Andrus Chm. reported that the subject was still under consideration; the Committee had waited upon the Mayor, who referred the subject to Mr James H Windrim, after which, the committee would revise them again before presenting them to the Legislature.

Deferred business

President appts Committee on Exhibition Room

Deferred Business. The President appointed the following Committee on Exhibition Room.

Charles Gillingham. Chairman

J. S. Thorn — Jno Smith

Chas H Reeves — A A Reeves

New business

Elevator

Harris. Resolution

New Business. Mr. Franklin M Harris, stated that, as per resolution, the Building Committee had received a number of bids for Elevator, and offered the following. Resolved; That the Building Committee report result to Board of Directors with power to act.

Joy amends

Mr Maurice Joy. moved to amend; referred back to the Committee, with power to act for the best interest of the Corporation.

Joy amends agreed to

Mr Joy, withdraws, his previous amendment, and amended. to refer back to the Committee and the Board of Directors, with power to act. accepted by Mr Harris and agreed to.

additional matters

It was also moved that the same motion apply to other matters, such as Heating &c. not included in the Contract. agreed to.

President announces Dining room rented

The President announced that the Room Committee had been authorized to Rent the Exchange Room. in evenings, to Trade organizations, and that the Com. have rented Directors room. to 4 organizations. one night a month ad-

$25. per year each. and one organization the large room. one night a month for $50. per year.

Also, that the Building Committee had been instructed to have Gas pipes and Electric wires put in new building.

Total membership 263

Average daily attendance 71

" " " 65 3d Walnut

12. Non Corp. members admitted. & 3 non-corporate.

Bailey Banks & Biddle. report following prices

Souvenirs. for 50 $103.00 . 40 would cost nearly as much

Buttons, 1/2 a B. White Metal .75¢ a pair cannot back.

" " 14 Karat gold $12.00 " "

" " Silver 2.75 " "

Treasurers Report. was read. approved, and ordered spread upon the minutes

Bal. on hand Gen'l a/c Jany 15. 1889	5933.50	
Rec'd a/c Dues	6229.00	
" " Furniture & Fixtures	350.00	$12.512.50
Paid a/c Furniture & Fixtures	182.41	
" " Expenses, Salarys, Lunches, P.O. Stamps, moving Safe &c.	825.49	
" " Printg & Supplies	45.30	
" " 7th St Property Plumbg. Plastg. Painting &c.	838.44	
" " Rent.	500.00	2.391.64
Bal Gen'l a/c. 3 mo 26. 1889.		$10.120.86
Bal. on hand Corp'n a/c Jany 15. 1889	13.031.38	
Rec'd a/c Corp. fee	2.250.00	
" " Damages (Germantown Soc'y)	395.00	
	15.676.38	
By Interest on Bonds due Apl. 1st 1889	1.650.00	
Bal corp a/c 3 mo 26. 1889		$14.026.38
Total Bal 3 mo 26. 1889		$24.147.24

On motion adjourned

Secretary

Special meetg of Corporation April 11-1889

Phila April 11th 1889

A special meeting of the Corporation of the Master Builders Exchange was held on above date at their building 18 to 20. So. 7th st at 1.30 P.M. David A Hoelpper, President in the chair.

Who present

Present: Messrs. Albertson, Atkinson J C, Atkinson & Myhlertz, Ballinger & Co, Buringer, Byrd, Carrigan, Conway & Sons, Coulomb, Creswell S J, Dobbins, Eyanson & Son, Fogg, Funck & & Fulton & Co, Garber, Gillespie J & J, Gray & Sons, Harkness & Bro, Harris, Irvine & Early, King, McAvoy J.B, McCaul, McCarron, Marshall, Mentzinger, Moore Williams & Co, Prince, Reeves J W & C A, Royer Bro, Shannon & Sons, Smith Wm, Stevens & Sons, Saylor J C, Thorn, Watson & Son, Weaver & Pennock, Wilt & Sons, Hoelpper & Co, Wood Edw A, Slack & Bro, Huhn, Webster & Nephew, Bradley, Kisterbock & Son, Total 46.

Object of Meeting

The President stated that the object of the meeting was for the purpose of considering Estimate and advisability of adding two additional stories to the new building.

The Secretary then read the report of the Building Committee on the subject as follows.

Report of Bldg Committee on adding 2 stories

To the Board of Directors
of the Master Builders Exchange of Phila.

Gentlemen; The Committee to whom the matter of adding two additional stories to the building now in course of construction on your 7th st property, making it six stories in height instead of four, as contracted for; have given the matter serious thought and consideration

The rapid manner in which the rooms have been taken up by the members of the Exchange, has given some assurance that we will be able to dispose of the increased number; and, as the ability of the Exchange to rent the extra rooms, is the measure of the success we desire, we think there is no question that the proposed change should be made, if in your judgement it is thought advisable.

There are some advantages to be derived in adding two additional stories to the building, outside of the pecuniary benifit you may expect from the same.

One is by doing away with the temporary roof that is to be put on the four story building, and substituting a fire proof roof that was always contemplated when the building reached its full height; this will reduce

your insurance, and make you more secure from fire, giving your building a more secure reputation as a fire proof building and thereby inducing tenants to be more anxious to secure rooms. Another advantage is, that it adds more to the value of the building, at less expense, than any other improvement you can make, if it is done while the building is in course of construction.

It also by being raised some twenty feet higher in the air and above the surrounding buildings, will make better ventilation from the lower floors, as the light well acting as a shaft, will naturally cause the air to rise more rapidly, taking into consideration the difference of temperature and weight of atmosphere at the higher level.

We incorporate in our report, through the kindness of our Ex-President, Mr John S Stevens, who has gone to some trouble to collect the data, a statement of what would accrue to the Exchange from the proposed improvement and addition, as follows;

Eff. in cost if after bldg is finished

"the difference in cost between running up our rear building now and doing it after the four story building is completed, will be at least $2000.00

without taking into consideration the inconvenience to our tenants, exhibit room and Exchange.

Will it pay? outside of the above consideration.

Amt. of receipts in addition

Two additional stories will add 18 more offices: suppose we can only rent 10 of these, allowing us to have 8 of them idle all the time: then we have

10 offices at, say an average rental of $250.		$2500.00
cost of said addition, say $22.050. at 5%	$1100-	
Increased taxes, water rent, lighting, say	500.	1600.00
Profits Nett profit		900.00
should we be fortunate enough to rent the other 8 rooms at the same rental, it would add		2.000.00
		2.900.00

We have instructed Messrs Wilson Bros & Co. your Architects, to procure estimates for the proposed addition, which we herewith submit.

signed by the Committee

J. M. Harris. Chairman
Wm Gaskness Jr for report
A. A Reeves

Also the Estimate of the cost of adding the two additional stories, submitted by Mr John R Wiggins, as follows

Philada April 11. 1889

Building Committee. Master Builders Exchange.

Wiggins - Estimate for additional stories

Dear Sirs

I will put two additional stories on Master Builders Exchange with same roof as on present plan ceiling beams and flat arches, for the sum of $18.100.00
I will put on roof of iron beams, flat arches and asphalt roofing, for the sum of $2250.00 additional, or, I will put on iron beams, 3 x 11 sleepers, sheathed and covered with tin, for $750.00 additional.

Hoping the same will meet your approval, I am

Yours Respectfully

Signed, John R Wiggins

W.

Adding approximate cost of the following items required in the extra stories. as follows.

4/11. 89

F M Harris Esq.

Chairman Building Committee

Approximate cost - Heating to for addition

Dear Sir

The approximate cost of different items in the extra (2) stories will be as follows

Steam Heating	$800.00
Electric light wires	300.00
Elevator	600.00
Total	$1.700.00

Yours Respectfully

Signed C. A Warner.

Total cost

making a total cost of $22.050.

Watson - moves

Mr Geo Watson moved that the Estimate of John R Wiggins be accepted. and

Weaver - amends

Mr John J Weaver moved, that the further consideration of the subject be postponed until after the building is

Watson accepts

finished and delivered: accepted by Mr Watson, and

agreed

agreed to.

There being no further bisines, the meeting adjourned.

Thos O Larkin Jr

Secretary

Called Conference
Mtg. 4/23/89

Phila April 23. 1889

A stated conference meeting of the Master Builders Exchange was held on the above date at 1.30 P.M. President- D A Wolfpper in the chair. number of members present 148.

The Secretary read the notice of the meeting as follow-

Notice

Phila april 20th 1889

A stated conference meeting of the Master Builders' Exchange will be held ON Tuesday next, 23d inst. at 1.30 oclock P.M., at their rooms 18 & 20 So. 7th St.

It is earnestly requested that every member of the Exchange attend, as a committee of the Builders' Exchange of Baltimore is expected to be present.

Respectfully

Wm Harkness Jr

Secretary

Luncheon - 12.30

Reading of Roll & reading minutes.

On motion, the calling of the roll and reading of the minutes were dispensed with.

President reports

The President gave a brief description of what had been done by the Corporation and Board of Directors, and the various committees, since the last meeting, and closed with the statement that we had with us a committee of the Baltimore Builders Exchange. viz

Ret. com.

E L Bartell, E D Miller, Wm Ferguson, Geo Mearns, Theo Oster, N H Creager, whom, he would be pleased to hear from.

Mr Miller's address

Mr E D Miller, on behalf of the Baltimore Exchange responded with the following address.

Mr President and Gentlemen.

One of the greatest, certainly the most blessed of the amenities of life, is hospitality.

The characteristic of great ~~mind~~ good men, it has the subtle quality of enriching those who exercise it, shedding about them a fragrance as of balmy spring.

It is our privilege to be here to day and express to you our appreciation of the royal welcome you gave us. With a lavish hospitality you threw wide open to us the doors of your city. You drew us by close clasped hands through walks of Elysian delight; and spred before us a feast of viands fit for no less than the Olympian Gods themselves. Yours was the opportunity then, and ours, the privilege.

Yet we deem it a far greater privilege that ours is now the opportunity to attest our appreciation.

With hearts aglow we hasten to join hands with you.

Let us feel again the warm life blood pulsate beneath the pressure and swear eternal allegiance. While we live, let us come into closer, more frequent contact While we work, let us efface all mark of boundary. While we build, let us build upon this rock of Brotherly fidelity.

Never could we forget those days, though it were possible for the Centuries to bleach our hair. Yet lest we may pass away and posterity ~~prosterity~~ penchance shall forget those days, we would have it memorialized and Emblazoned upon imperishable Silver and Gold.

Therefore Mr President, permit us, in the name of the Builders Exchange of Baltimore, to present to you this Punch Bowl, the Emblem of hospitality. Maryland in its Symbols, Baltimorean in its manufacture, as a mark of our appreciation of your Courtesy and hospitality: which was heartily cheered by the members present.

President Woelpper responds.

It was responded to on behalf of the Builders Exchange of Philada by our President, D A Woelpper, in a very appropriate manner; after which he called upon Mr John S Stevens, Ex President of the National Association, to say a few words.

John S Stevens speaks.

Secty announces Mr Irwin appld Trustee.

The Secretary made a statement, that the Exchange had been highly honored by the selection of one of its members. Wm B Irvine as a Trustee of the Penna Museum and School of Industrial Art.

adjd.

There being no further business, the meeting closed with three cheers and a tiger for the Builders Exchange of Baltimore. after which, the visitors were taken in charge by the General Convention Committee, and escorted through the Park and entertained in various ways until an early hour the next morning.

adjourned

Wm Hartwell Jr
Secretary

special mtg-
ing apl. 30-89

Phila April 30th 1889

A special meeting of the Master Builders Exchange was held at their room 18 to 24. So. 7th st on above date at 1.30 o'clock P.M. Wm. Stacy Reeves, 1st Vice President in the chair.

Present

Present. Mess. Bringer, Coulomb. Conway & Sons, Conway Wm, Collins & Son, Cox & Son, Dietrich, Excelsior Brick & Stone Co, Fulton & Co, Hartmes & Bro, Hahn, Irvine & Culy, Jacoby & Son, Kirkpatrick Bro, McCarron, McInnes, Marshall, Mellody, Mentzinger, Miller Jno W, Phila. Exhaust Ventilator Co, Prince, Prendiville & Copeland, Reeves & Sons, Read Wm R. Roydhouse, Shannon & Sons, Shafto, Smith Wm, Stevens & Sons, Taylor Jas C, Weaver & Pomeroy, Webster & Nephew, Yeager.

call for meeting.

The President read the call for meeting as follows.

Phila. April 27th 1889

A special meeting of the Master Builders' Exchange will be held on Tuesday next 30th inst., at 1.30 O'clock P.M., at their rooms 18 to 24 South Seventh Street, to consider report of the Joint Committee (Phila Chapter of Architects and the Master Builders Exchange) on "Rules and conditions under which Estimates should be submitted by Contractors in the Building Trades", a copy of which has been mailed you.

Respectfully
Wm Hartmes Jr
Secretary

Rules & conditions approved.

The Secretary read the rules (as follows) and they were adopted section by section.

"RULES AND CONDITIONS UNDER WHICH ESTIMATES SHOULD BE SUBMITTED BY CONTRACTORS IN THE BUILDING TRADES."

RULES.

Rule 1.

RULE 1.—*Complete Plans and Specifications.*

General plans and details, when offered for final or competitive estimates, should be presented on a scale *not less* than one-eighth of an inch to the foot. They should be done *in ink*, or by some process that will not fade or obliterate, and be complete in every part, showing plans of all the floors (including cellar); also a roof plan and elevations of all sides (except on party lines or where any of the elevations are entirely blank). For works of any considerable magnitude longitudinal and cross-sections should be furnished. Specifications should also be presented in ink, one copy at least of which should be furnished to each chief bidder.

RULE 2.—*Scale Drawings.*

Such portions of the drawings as require a larger scale than the general drawings (for a thorough comprehension of what will be demanded) should be presented.

RULE 3.—*Indefinite Specifications.*

Specifications should be definite. All such indefinite demands as "the contractor must furnish all work that is necessary," or "all work that the architect may require," are improper, and should be eliminated before estimates are submitted.

RULE 4.—*Indefinite Depth of Foundations.*

Estimates should not be given to cover an indefinite depth of foundation. Foundations which have to go below the depth shown upon plans should be paid for as *extra work* at prices agreed upon.

RULE 5.—*The Specifications to be the Guide for Estimating.*

The specifications should be taken as the guide for estimating, and all demands made by the specifications (unless objections be made thereto in writing when bids are submitted) should be covered in the estimate offered.

RULE 6.—*Improper Demands of Plans.*

Demands made by the plans, and not mentioned in the specifications, should not be considered in the estimate offered.

RULE 7.—*Grouping of Special Work.*

Everything that will be required in the various branches of work should be mentioned in the specifications, classified and grouped under appropriate headings.

RULE 8.—*Cutting and Jobbing for other Mechanics.*

Specifications should distinctly state that when it is necessary to cut or change the work of one mechanic in the placing of the work of another, then the said cutting should be done by the mechanic whose work is so changed or cut, he being paid therefor by the mechanic whose work makes the said cutting necessary.

RULE 9.—*No Restrictions on Sub-Estimates unless Notified.*

When it is the intention to require from a contractor as a condition precedent to the consideration of his proposal that he submit the names of his sub-contractors, such conditions should be stated in the specifications, or in the invitation asking for a proposal, and that these names shall accompany the proposal and not thereafter.

Rule 10

RULE 10.—*Special Sub-Contractors.*

Should it be the intention of the owner or his agent to confine the execution of any branch of the work to any particular persons, the names of such persons should be given to the contractors asked to make proposals, so that others may not be put to needless trouble or loss of time in estimating for work, that it is not the intention to have them execute.

Rule 11

RULE 11.—*Time for Completion of Work and Penalty for Delay.*

When it is the intention that a fixed time for the completion of any work is to be made a part of the contract, this time should be stated in and be a part of the specifications, and a sum named as the amount to be forfeited per day for the delay beyond such time.

Rule 12

RULE 12.—*Aggregate and Detail Estimates.*

Members should decline to give estimates in the aggregate for work when the owner or his agent are receiving estimates in detail for the same; or give estimates in detail when the same are being estimated for in the aggregate. It is not the intention by this, that approximate estimates of the cost of the various branches or of the whole work may not be given for the information of architects, for the purpose of guiding them in preparing plans, &c., such information being confidential and for their use only.

Rule 13

RULE 13.—*Rights of Lowest Bidder.*

In all cases where work is let under plans and specifications prepared by an architect for which estimates have been received and opened, the lowest (selected) bidder should be entitled to the contract, and estimates for changes should only be made by him unless the said changes involve a complete alteration in the plans, and then a full competition should be again opened. In no case should the two lowest bidders be called upon to estimate ordinary changes to decide which is entitled to the contract. In case the price estimated for changes should not be satisfactory to the owner, it should be settled by arbitration.

Rule 14

RULE 14.—*Compensation for Lowest Bidder when all Bids are Refused.*

Should all solicited bids be refused, then the lowest bidder should be entitled to compensation as follows:—

For estimates not exceeding	$5,000	$25 00
" "	from $5,000 to 50,000	50 00
" "	over 50,000	100 00

and no compensation should be required where the contract is awarded to the lowest bidder.

Rule 15

RULE 15.—*Awarding Contracts.*

Contracts should be awarded upon the figures as shown at the opening of bids. Bidders should not be permitted to amend estimates after the bids have been opened—previous to the award. The bidders to whom a contract is awarded should be required to sign the contract for the amount of the bid he has submitted, or withdraw his estimate.

Rule- 16

RULE 16.—*Plans and Specifications for Contractors.*

When a contract has been awarded any contractor, he shall be furnished with a full set of plans on linen tracing paper, embracing one copy of all that have been used in making the estimates, and at least one copy of the specifications. Where the drawings furnished as above are blue prints in place of linen tracing paper, then at least three copies of each to be furnished, with the privilege of adding to the number, as he may require for the convenient prosecution of the work, all in excess of three to be paid for by the contractor at market rates.

In addition to the above, the contractor shall be promptly furnished with all full size and large scale drawings needful for the proper exemplification of the different parts of the work.

Weaver offers Rule 17

Mr Jno J Weaver offered the following

Rule. 17.

Section. 1 not. appvd

Section. 1. That no sub Contractor should be required to guarantee his work for a specified time after it has been accepted by the Architect.

Yeas 4. No. 9. Lost

Section. 2 not appvd

Section. 2. And that expert examination should not be at the expense of the sub-Contractor.

Yeas 5. No. 6. Lost

adopted as a whole.

On motion of Mr Jno S Stevens, the Rules were adopted as a whole.

Secty. states com appd. on Testimonial to Jno S Stevens

The Secretary stated, that, at the Annual meeting of the Corporation, held Jany. 22d. 1889, a committee was appointed to prepare appropiate resolutions, have them engrossed, and present the same to John S. Stevens, our retiring President. The Committee consisted of

Com.

J. Mc. Harris, Wm McCoach, Wm Hartness Jr.

Secty reads Harris' presentation address

The chairman Mr J Mc Harris being absent, requested the Secretary to perform the pleasant duty of presentation by reading the address of the chairman as follows.

Mr John S Stevens

For some ten years or more, previous to this organization, it was felt that the Mechanics of Philadelphia were not receiving the consideration that the magnitude of the operations they were engaged in, entitled them to.

That the expenditure of the immense sums of money invested in real estate and handled by them in enriching and beautifying the City, should give them a better standing among the community and that they should have some recognition for the skill, probity and financial ability they have so conspicuously displayed in the manner and conduct of their business, second to none in money values, skill and knowledge required to conduct the same.

With these facts before them, a few men, in the fall of 1886, concluded to make an effort to effect an organization of the building trades of Philadelphia.

It was considered at the time, almost a forlorn hope. You among others, threw yourself in the breach; and early and late, giving your time and money, with only the faintest ray of hope that the result would be successful, sustaining the faint and weary hearted with that enthusiasm which is so much a part of your character, and which you are so successful in imparting, that the organization has been a success from its inception.

When the organization became an assured fact, your well known ability for controlling and guiding any enterprise confided to your care, pointed you out as the one man to conduct to success, the enterprise launched with so much foreboding.

You were unanimously elected its presiding officer, and for two years controlled, in a great part, its destinies.

That the confidence placed in you has been more than realized, this large assemblage and this building we are now in, attest.

Though you have been successful in many enterprises that you have been connected with during the long course of an active business life, none, we think will give you more pleasure when you look back as years creep on, than your connection with the Master Builders Exchange; the child of your creation, in part, your partner in its manhood and pride in its fruition.

Therefore your fellow members, feeling that it would be no more than just and right that they should show their appreciation of your manifold abilities and their love and respect, on your retiring from the chair you have so ably filled from its inception to the present time, have provided and embodied in these resolutions their sentiments, which in the name of the Master Builders Exchange I now present you.

Take them, and either in prosperity or adversity, may they be a bright spot in your life, showing the estimation you are held in by your fellow members.

To which Mr Jno S Stevens responded as follows.

Jno S Stevens response to presentation address

Mr President and Gentlemen of the Exchange.

I have been called upon, on so many occasions, to thank you for marks of your consideration and esteem, that I hardly know what to say at this time, without repeating myself.

This beautiful testimonial, containing as it does in the body of the resolutions, prepared by your committee, such

flattering terms of commendation for the humble services which I have been able to contribute towards the success of our organization, I can assure you are fully appreciated. They will be a source of gratification, not only to me as the recipient, but will be looked upon with pride by my children who succeed me, and be treasured by them among their most prized heir-looms.

It was only a few days since, while listening to an Easter Sermon by one of our most distinguished Divines, I heard expressed this sentiment; "The acts of a mans life that benefit posterity, forms a more lasting monument to his memory, than the decaying marble that marks his last resting place".

Mr President and Gentlemen, If I have by my humble efforts, helped to establish on a firm foundation, this Builders Exchange, which I firmly believe will, as the years roll on, become a greater influence for good in this community and aid in elevating the mechanic and assisting him to assert his rights and to occupy the position in Society which he merits, I shall be more proud to have this Builders Exchange pointed to as a monument to my memory, than to have the finest sepulcher in Laurel Hill.

I thank you gentlemen and although I expect to leave you for a short time, I know your interest in the Exchange will not flagg, and, I trust to meet you all here on my return, that we may all rejoice together on our continued success.

adjourned

on motion adjourned

Wm Hartwig Jr.
Secretary

Adj'd. meeting of Exchange May. 6th 1889

Phila. May. 6. 1889

An adjourned meeting of the Master Builders Exchange was held on the above date, at their rooms 15 to 21 So 7th St. at 1.30 O'clock P.M. President David A Wolfsper in the chair.

Who present

Present: Mess Albertson, Bancroft & Son, Bailey, Bartel & Co, Braun Jno E, Brininger, Byrd, Campbell. Calvert & Co, Coulomb, Conway Wm, Collins & Son, Cox & Son, Dietrich, Dixon & Co, Dorsey & Smith, Dotterer & Son, Fulton & Co. Garber, Gillespie J & J, Harkness & Bro, Harris & Co, Kendedine, Kerbaugh & Son, Kisterbock & Son, Lawrence Cement Co, Leiper & Lewis, Lloyd & Co, McAvoy Frank, McCarron, McInnes, Marshall, Melody, Mentzinger, Miller Jno W, Neely & McCormick, Phila Exhaust Ventilator Co, Prendeville & Copeland, Reeves & Sons, Reeves J W & C A, Smith Wm, Snyder & Sons, Sayler & Son, Warren Chas Co, Weaver & Pennock, Wiggins, Wolfsper & Co,

Object of meeting

The President stated that the object of the meeting was, to complete the consideration of the report of the "Joint Committee of the Phila Chapter of Architects and the Master Builders Exchange," on the "Rules and Conditions under which Estimates should be submitted by Contractors in the Building Trades".

On motion, the articles were taken up, Section by Section as follows.

Conditions

CONDITIONS.

Demolition, Excavations, Grading, Filling, &c.

Specifications to state, or plans to show, the walls to be taken down, if any; also depth of excavations, measured from some well-defined point, such as top of curb, if any, and such depth to be expressed by figures, where practical. For country or suburban work the ~~centre~~ contour of surrounding ground should be shown, so far as it may affect the excavations, grading, filling, &c. Should a greater depth (from any cause) be required, it shall be considered as extra work; should hard rock, extra wells, or water be encountered, they shall also be considered as extra work, and be paid for at a price to be agreed upon. Specifications should state manner of filling or treatment of all wells or cess-pools.

The word "Contour" was inserted in place of the word "Centre" on 5th line from the top, and approved.

152

Stone Masonry.

Specifications to state quality and dimensions of stone to be used, and kind of mortar; and where cement is required, state kind and proportions of same to sand.

Specifications to state, or plans to show, in figures, the depth and thickness of walls. Should a greater depth or thickness (from any cause) be required, such additional work and material shall be considered as extra work, and be paid for as such at a price to be agreed upon. Underpinning of adjoining walls in excess of that shown on plans or called for by the specifications shall be considered as extra work to be paid for as such.

approved as read

Brick and Terra Cotta Work.

Specifications to state the kind of brick to be used in the several parts of the building; also thickness of all wall piers, &c., or, if preferable, these dimensions to be figured on the plans. Also state in specifications, or show on plans, all terra cotta or moulded brick work, giving their number as per catalogue of maker selected. Where the building adjoins other buildings, plans to show, or specifications to state, the new walls required on such lines; state kind and color of mortar to be used; where part cement is used, state kind and proportion of same to sand. Should any party or adjoining walls (not shown as new) be condemned, or required from any cause to be taken down and rebuilt, such work shall be considered as extra work, and be paid for by the owner at a price to be agreed upon between him, or them, and the contractor. In view of the difficulty of ascertaining in advance of the actual commencement of work, the value of party-walls that it may be necessary to purchase, it is deemed equitable that such cost (if any) shall be borne by the owner (when ascertained) in lieu of the contractor, as heretofore has been the custom. As it is also the custom in valuing party-walls to make a rebate to the purchaser for any imperfections in such walls, the amount of such rebate should be paid to the contractor and he be required to make good such defects.

The letter "s" was struck off of the word Contractors, on 11th line from the bottom, and approved.

Cut Stone Work.

Specifications to state kind of stone to be used, and how finished, rubbed, tooled, rock-faced, pointed, &c.

Specifications to state, or plans to show, dimensions, such as beds, reveals, &c.; plans should be marked or colored to show the portions that are stone, so as to distinguish it from terra cotta, brick, metal, wood, &c.

For moulded or carved work, drawings, of not less than three-quarter inch scale should be given for estimating from, and full-sized details for execution when necessary or practical.

Granite and flagstone work should be mentioned in the specifications under a separate sub-heading.

approved as read.

Iron Work.

WROUGHT IRON.

Specifications to state, or plans to show, in figures, the depths of all beams, channels, &c., and their spacings, also weights per yard or foot. State size of iron for stirrups, anchors, &c., and where plans do not indicate, the approximate number required should be stated; also state in specifications, or show by plans, the manner of framing floor-beams, tie-rods, &c. For box or built-up girders, columns, &c., state sizes of the different parts. Grills, guards, or ornamental work to be fully described and shown on large scale drawings.

approved as read.

CAST IRON.

Specifications to state, or plans to show, in figures, sizes and thickness of metal in columns, saddles, ~~beaming~~ bearing plates, bases, caps, &c.; also kind of vault lights.

The word "beaming" at end of second line was changed to "bearing" and approved.

Sheet Metal Work.

Specifications to state number (~~wire gauge~~ and weight) required, and manner of construction as to joints, also manner of securing to walls or other parts of the building, also show whether the plain surfaces are crimped or flat; also as to the painting by the maker.

Specifications to state, or plans to show, the parts or portion of the building that are sheet metal, also kind and weight of metal where copper, lead, &c., are used; and for cornices, brackets, or other ornamental portions of such work, drawings of not less than three-quarter inch scale should be furnished for estimating from, and full-size drawings for the execution of the work; or where work consists of plain moulding, state girth in specifications.

The words "wire gauge" on first line were struck out and the words "and weight" inserted, and approved.

Metal Roofing (Tin).

Specifications to state thickness (I–C or IX) brand, or brands of tin to be used, and whether standing groove or flat work, also manner of securing in place; also where practicable, width of metal required in gutters, valleys, hips, ridges, &c., and number of coats of paint required to be put on by metal worker; also state in specifications, or show on plans, the portions of building that are to be so covered; also kind of felt, if any, under the tin, and number of thickness of same; also number and size of roof water-conductors, with location on plans, where practicable, and how terminated at the bottom, whether connected with underground drain or to discharge on the surface, and if protected with wood or iron casings or shoes at the bottom.

approved as read

Slate or Roof Tile Work.

Specifications to state quality and size of slates or tile, with size exposed to weather, and manner of securing in place; also kind and number of thickness of felt or other material on which they are to be laid; also state in specifications, or show on plans, the parts of the building to be so covered.

approved as read

Stair-Building (*Wood*).

approved as read

Specifications to state, or plans (of not less than three-quarter inch scale) to show, size of material required and character of design proposed; also kind of wood to be used in the several parts of the work. In view of the difficulty that so frequently arises in determining the dividing line between stair work and mill work, it is suggested much care be taken to specify, under the head of stair-building, all the work that from its character and connection with this branch of the joinery, as may seem more properly to belong to the stair-builder than to the mill man.

Painting and Glazing.

approved as read

Specifications to state, or plans to show, in figures, the sizes of all plate, stained, hammered, or ribbed glass, with price per square foot for stained and embossed glass; also thickness of hammered or ribbed glass; also manner of securing glass in place. The size of cylinder glass should not be larger than marketable size.

Specifications to state the number of coats of paint, or other material, with quality of same; also number of colors to be used.

Plastering, Rough Casting, Cement Floors, Whitewashing, &c.

1. When details are not given, the girth of cornices, mouldings, plain or ornamental, and size of centre-pieces, brackets, &c., should be given in the specifications; and where arches are indicated, the kind and manner of finish, if moulded, plain, or ornamental, with or without brackets.

2. Specifications calling for three-coat work should state, if it is the intention that the first coat shall be thoroughly dry before the second is applied, or if it is to be what is known as "laid-off work" (where the second coat immediately follows the first).

3. Specifications for cement work should state the kind of cement and other materials to be used, the thickness of the separate coats, and the proportion to be observed in mixing.

4. Specifications to state, or plans to show, the portions that are to be lath work; also kind of lath to be used.

5. If whitewashing is required, it should be mentioned in the specifications.

6. Where plastering has to be done on adjoining properties in consequence of the removal or rebuilding of party-walls, such plastering should be mentioned in the specifications. under the head of plastering.

The words "under the head of plastering" were added to the last clause, and, approved.

Plumbing and Gas-Fitting.

The following details should be fully described and mentioned in the specifications, as well as shown on the plans, where practicable.

1. The number and kind of water fixtures.

2. The number of roof pipes to be connected with the drains, and, where practicable, the location of same should be indicated on the plans.

3. The charges for water for building purposes, when taken from street main, should be paid for by the general contractor.

4. The water-rent on fixtures, for the remainder of the current year, should be paid by the owner.

5. Everything connected with the plumbing and gas-fitting, or anything the plumber is required to furnish, should be under the head of plumbing and gas-fitting.

6. All excavations required for the execution of his work, the filling in of trenches and the removal of surplus dirt, should be done by the plumber.

7. In country work, or where there is no public water supply, the specifications should state whether the water for building purposes is to be furnished by the owner or general contractor.

appliance and supply

The words "appliance and supply of" were inserted after the word "the" and before the word "water" on second line from top of 7th clause. and approved

Carpenter Work and Lumber.

Specifications to state, or plans to show, depth and thickness of joists, girders, rafters, plates, posts, braces, studding for wooden walls, partitions, &c., giving distance from centres for joists, rafters, &c. When bridging is required, state number of rows in a given span or height, state kind of timber required, also if joists are double and framed around openings, &c., if backed or left as they came from the saw.

approved as read

In flooring, thickness and approximate width to be given, and kind of wood; also quality stated by numbers, as is the custom in all Philadelphia yards to so designate, viz., No. 1, No. 1½, No. 2, and No. 3 being the grades; also state whether face or secret nailed to joist, and whether joints are to be struck or the entire surface planed after the building is plastered.

Mill Work.

1. All mill work to be stated under a separate heading in the specifications, which shall embody all work intended to be furnished by the mill man.

approved as read

2. Detail drawings of not less than three-quarter inch scale to be furnished for all mill work not fully described or set forth in the specifications or shown in the plans. The term "mill work" is intended to include all planed lumber or finished wood work (including corner beads) required for the complete execution of the work, except floor boards, worked ceiling, eave boards, fencing, plaster grounds, and interior stair work.

Window-frame pulleys to be included in mill work.

Hardware.

Specifications under the head of hardware to include all hardware (except window-frame pulleys, nails, and brads) required to complete the work shown or described, including sliding-door track, sheaves, and hinges of all kinds, sash-cord and weights, it being understood that all weights are cast iron unless specially mentioned to the contrary.

And for the better information of bidders for this branch of the work, it is requested, that, as far as practicable, the names of the makers, together with the numbers of the article (as per catalogue) be given; and where articles are to be made from special designs, such designs shall be furnished of not less than three-quarter inch scale for the use of bidders.

Cooking Apparatus.

Tile Work.

Mantels.

Fireplaces, Grates, &c., &c.

Bell Hanging.

Or electric or other kind of bells and speaking-tubes, &c., &c.

Lightning Rods.

Artificial Stone Pavement, Floors, &c., &c.

On motion Mess Kisterbock and Onderdonk were appointed a special Committee on article on "Heating apparatus" to report in one week, to "Joint Committee of Board of Directors ~~and Building Committee~~ on Rules & conditions under which Estimates &c" which committee was given power to act.

On motion duly seconded accepted as a whole.

Suggestions as between Contractors and Sub-Contractors, Etc.

Contractor and Sub-Contractors.

In the event of differences or disputes arising between the contractor and his sub-contractors, which they are unable to settle to the satisfaction of all parties in interest, such difference, with a full and impartial statement of all the facts bearing on the subject matter, shall be referred to three members of the Arbitration Committee of The Master Builders Exchange to be selected as follows: Each party to select one, and these two to select a third, whose decision shall be final, conclusive and binding upon all parties.

Any costs attending such arbitration to be borne and paid by the party in error.

When a contract has been awarded any chief contractor, it shall be his duty, at as early a day as is conveniently practical, to notify those of his sub-contractors or material men whose proposals he has used as a basis for his estimate of cost of such work, to notify them of the acceptance of their proposal, and enter into such agreement as may be mutually satisfactory, to the end that they, the sub-contractors or material men, may have the opportunity to make such arrangements and preparation for the performance of their agreement as they may deem to their advantage, and, as a matter of courtesy, other sub-contractors should be notified of the same.

Sub-Contractors as Security for Contractors.

No principal contractor shall require, as a condition of awarding a contract to a sub-contractor, that he, the sub-contractor, shall go on his bond, or become in any way his security for the performance of his, the principal contractor's, contract.

When any principal contractor shall be called upon to make estimate on changes in plans and specifications after general bidding is closed, then the principal contractor shall receive estimates for these changes only from the sub-contractor whose bid he used as a basis for his original estimate.

In case the price estimated for changes should not be satisfactory to the principal, it should be settled by arbitration.

on motion adjourned

Report of Spcial Com. on Heating & Cooking apparatus

Report of Sub. Committee on "Heating and Cooking Apparatus.

Heating Apparatus

1. The specifications should state what kind of heating is to be done, whether by Hot air, Hot-Water, or Steam, and if Hot-air whether by Portable or Brickset Furnace. Or, if by Hot-Water or Steam, direct or indirect radiation or both.

2. Whether the system is to be high or low pressure, and whether exhaust steam is to be used.

3. Whether the water of condensation is to be returned to the boiler or allowed to waste.

4th What kind of valves are to be used, naming the quality and make.

5th. The general construction of the work to be fully described. If direct radiation, to state the position and height of each radiator specified, and the arrangement and decoration desired thereon: Or, if indirect radiation state how the radiators are to be encased, whether they are to take the air supply from the cellar or from the outside atmosphere; also state the maximum pressure under which the system is to work. If the Registers are specified, name the quality and make and where they come in wainscoating. state whether they are to have slate or marble margins

6. The size of the flues should be given in figures on the plan so the Builder may know what space to leave between the studs for same and what size opening to leave in the Walls.

7. Whether studs are to be lined on either side with tin or tin and asbestos.

Cooking Apparatus

The specifications should state the size of Range, whether Single or Double oven, with or without Water Back and Copper pipes and whether Brickset or Portable. Also what Kind of Hearth is to be used.

Respectfully submitted

John Kisterbock

Chas S Ondendonk

Stated conference meetg.

May 28-89

Present

Call for meetg.

Presidents on last has been one.

Phila May. 28th 1889

A stated conference meeting of The Master Builders Exchange was held on the above date at their rooms nos. 186 nt. So. 7th st. at 1.30. oclock. P.M. David A Wolfpper in the chair.

Present 119 members.

Call for meeting

Phila May 25th 1889

A stated conference meeting of the Master Builders Exchange will be held on Tuesday next, 28th inst. at 1.30. Oclock, P.M., at their rooms, 186 nt South Seventh street

Wm Hartness Jr
Secretary

Luncheon at 12.30.

The President gave the following synopsis of what had been done since last stated meeting.

Mr John Kisterbock. has been appointed Chairman of Arbitration Committee during the absence of Mr Geo Watson.

Mr Wm Hartness Jr. has been appointed Chairman of Mechanical Trade School. during the absence of Mr Geo Watson.

The "Call" applied for pivilege of putting in windows which was considered dangerous and objectionable.

Chairman of Legislative Committee was instructed to Consult our Counsel in reference to closing windows in building on North of the Exchange

It has been decided not to erect Fire Proof Vaults for use of Societies renting Exchange room, but to furnish closet facilities.

Building Committee accepted the Tile Mantle presented by Perth Amboy Co, which will be placed in North end of Exchange room.

The following contracts have been awarded.

For Elevator, to Stokes & Parish Machine Co for $3070.00
" Boiler " Edge Moor Iron Works " 3300.00
" Steam Heating " Phila Exhaust-Ventilator Co " 3995.00

Have instructed our Architects to prepare specifications and obtain Estimates for wiring new building for Electric lighting.

The partition in South end of Exchange room will be taken away and, the entire room devoted to uses of the Exchange, and the Sanitary, Toilet and Retiring rooms

will be placed at the South end of room, and room 209 in New building will be the Directors room.

Framed Photographic groups of the Chicago Delegates to 3d annual Convention of Nat Asso of Builders held in this city Feby. 12. 13. 14. 89.

Total Membership 276. of which 124 are corporate, and 152. Non-Corporate.

Average attendance since Feby 26. 89. — 66.

New members admitted since Feby 26. 89 — 324.

Finance Com. procure Photos. Mr J M Harris moved, that the Finance Committee be authorized to procure Photographs of the first Officers and Board of Directors of this Exchange. Agreed to.

com. of 3. on Historian Mr J M Harris moved that a Historian be appointed by the President, to collate the History of this Exchange from year to year, at a salary of $50. per annum.
Mr Jno J Weaver moved to amend, by substituting a committee of three. Mr Harris accepted the amendment and it was agreed to.

adjd. on motion adjd

Wm Harkness Jr.
Secretary

Special meetg of Exchange June 4. 89

Phila June 4th 1889

A Special meeting of the Master Builders Exchange was held on the above date at their rooms 18 to 24 So 7th St at 1. oclock P.M. David A Wood Esq. President in the chair.

Present. Present. 85 members.

The call for the meeting was read as follows.

call for meeting

Phila June 3. 1889

A special meeting of all members of this Exchange will be held at their room, Tuesday (to morrow) 4th inst. at 1. oclock, P.M., sharp, to take immediate action to relieve the sufferers of Johnstown and vicinity.
All members are earnestly requested to attend.

By order of the President

Wm Harkness Jr
Secretary.

Cresmell's On motion of Mr Saml J Cresmell, duly seconded,

Pledge to subscribe

it was unanimously. Resolved: That the members of the Master Builders Exchange, pledge themselves to subscribe at least Five Thousand ($5000.) Dollars in aid of the sufferers at Johnstown and vicinity. within the next Ten (10) days.

Byrd's motion

Mr Jno Byrd moved that a Committee of Two members of each Trade be appointed to solicit subscriptions.

Beaver amends

Mr Jno J Beaver moved to amend; that the general committee shall be the officers of this Exchange, who shall appoint the Sub Committees of the various trades. Mr Byrd accepts the amendment. and

Agreed to. adjd.

it was unanimously agreed to.

On motion adjourned

Wm O Carmichael Jr
Secretary

Stated mtg Corporation June 25/89

Phila June 25th 1889

A stated meeting of the Corporation of the Master Builders Exchange was held on the above date at 1.30 oclock P.M. at their rooms 18 & 20 So 7th st. Vice President Stacy Reeves in the chair.

Who present

Present: Mess. Albertson, Atkinson John, Atkinson & Mayhletz, Criswell S.J., Dietrich, Garber, Gray & Sons, Harris & Co, King, McCarron, Coulomb, Marshall, Prince, Reeves & Sons, Smith, Benton, Bradley, Mellody, McCaul. Total 19.

Minutes

on motion of Mr S J. Criswell. the reading of the minutes of previous meetings were dispensed with.

Sec reports

The President reported the Fire Proof closets would be provided in our New building. for use of associations using the Exchange Room. Also, that Rules and conditions under which Estimates should be submitted by Contractors in the building trades. had been approved by the Chapter of Architects and were in the hands of the printers. and when printed every member would be furnished with a copy.

Also. That the contributions to the Relief fund

for the sufferers by the late floods at Johnstown and vicinity, made through the Master Builders Exchanges, amounted to $6237.90.

Membership & attendance

Membership 276. and average attendance 62

on motion adjd

Secty Pro Tem

Stated Conference meeting Nov. 2d. 1889

Phila Nov. 2d 1889

A stated conference meeting of all members of the Master Builders Exchange was held on the above date at 1826 N. So. 7th St. at 1.30 oclock. Pres. David A Wolpper, President in the chair.

Number present. President's report

156 members present.

The President reported that since our last conference meeting in June, we have placed in the hands of our Counsel, the matter of closing the windows on the North side of our building; that our committee on Architects Plans and Contracts, have completed their work on "Rules and conditions under which Estimates should be submitted by Contractors in the Building Trades" and have had printed 1000 copies, and distributed to members, Architects, and Builders Exchanges of the United States. Our new building has been completed and many of our offices rented and occupied. The walls of buildings adjoining, have been cemented. Our building has been insured for $50.000. and the Boilers for $5000. for 3 years at 1%: this to cover loss on Boiler and lives.

We have lost by death, three members, Messrs Joseph Chapman, Samuel J Creswell, and Miles King, all of whom have been members since our organization and, have always taken a deep interest in the Exchange and devoted their time and energies to its benefit.

The Exhibition Department is now prepared to receive exhibits. Much of the space has been leased, but few exhibits have yet been placed in position. Circulars, with plan of Exhibit spaces, have been sent to all members of the Exchange and the general public whom it was thought would be likely to make exhibits.

Our new building was opened to the public on Oct. 28th last. and the Exhibition Department on Nov. 11th.

Invitation to Sayward's addrs

The President read an invitation from a committee of the "Merchants & Traders Exchange" of New York, inviting members of this Exchange, to attend a lecture, to be delivered by Mr Wm H Sayward, Secretary of the Nat. Asso. of Builders, on the evening of Nov. 26th. 1889. at 20 East 21st St. New York on the subject of "Benefits of Exchanges to the Building Trades".

Stacy Reeves addres

At the request of the President, the Secretary read the following communication from Mr Stacy Reeves. 1st Vice President.

Mr President and members of the Exchange.

On, this, the occasion of our meeting for the first time in our new building, it seems to me we have much on which we may justly congratulate ourselves.

But a little more than three years have passed since a few, perhaps less than a "bakers dozen" (I am sure there was not more than a score) of gentlemen met to consider the desirability and feasibility of forming a Builders Exchange in and for the City of Philadelphia.

Those of you who were present (and I see several here who were at this first meeting) will recollect how experimental the whole matter then seemed; and how few there were to take part in the undertaking, and after an interchange of views, an adjournment to a future meeting was had; and as you no doubt recollect that at this adjourned meeting, a less number was present than at the first. But, although less in numbers, there was not wanting that faith in the utility and practicability of the undertaking so essential to success in any effort; and whilst we have not yet grown in numbers or accomplished all we could have wished, I do submit Mr President that he would have been thought a most sanguine man who then would have prophesied that we would in the comparatively short space of three years have been as comfortably and advantageously located in our own building as we are to day. And I am sure the further assertion may be confidently ventured, that whilst very much remains yet to be done, that should and I think can be done for the advancement of the building interests, that to day, the Building Mechanics of this City exert an influence and occupy an advanced position in the community (due to the existence of this Exchange)

to which they have heretofore been strangers.

But Mr President and gentlemen, as I have already stated much remains to be done; and the labor of and the shortening of the time of its accomplishment depends largely (and may I not add solely) upon the individual efforts of all our members.

Given this individual effort (although by no means an exceptionally sanguine man) neither a prophet or the son of one, I venture the prediction, that before this Exchange is five years older, its advantages will be so manifest even to the most doubting, that membership in its ranks on the part of any one interested in the Building Trades, will be considered both an honor and a privilege.

These may seem to some strong and over sanguine words; but Gentlemen, when I point you to what has already been accomplished in these short years, and remind you that the starting of and early stages of an undertaking like this, is always the most difficult of accomplishment, I am sure you will agree with me that all that is wanted for its attainment, is an earnest effort on the part of all.

Gentlemen, the time has passed when a Builders Exchange in this City can be said to be an experiment; it is a fixed fact, and only needs that we be true and loyal to our undertaking to realize all our reasonable expectations.

I know, Mr President, and it is in sorrow that I say I know it, that there are some members who can not see that the Exchange has yet been or is likely to be, of much if any advantage to the building interests.

But, Gentlemen, I do not sorrow as one without hope, when I reflect that so far as my knowledge goes, those who entertain these views, I am sure do so from a want of knowledge of what has been and is being done and the influence exerted (directly to the existence of this Exchange) for the advancement of the building interests.

Neither do I sympathise unduly with the gentlemen holding these views; as before stated, I believe it arises from a want of knowledge of what has been and is being done.

For this want of knowledge, they have only themselves to censure, as, did they attend more frequently the sessions of the Exchange, I am sure they would be better informed, and I confidently believe would experience

a change of views; and I am more convinced of this, as it is amongst those whose attendance is least frequent, that this want of belief in the advantages to be derived from the Exchange is mostly entertained.

Gentlemen, I beg you to believe that I do not refer to this in any spirit of unkindness, but, with much regret and in the earnest hope that it will be accepted as it is meant, for the best intests of all. Certainly it will be conceded that there are many matters of interest to the Building Trades, that should be and, I think can be improved through the influences of an organized body like this, that we as individuals, acting independent of each other, would be powerless to effect; hence the necessity for some such body as this. Therefore, Mr President and gentlemen, having associated ourselves together for the accomplishment of a perfectly legitimate object, (the improvement and elevation of the building interests) to say nothing of the correction of many unjust and onerous customs that have grown up and been submitted to by the Building Mechanics of this city so long that those who have been most benefited by them have come to consider that we have no rights that they need respect; Gentlemen, the correction of this condition of affairs is in your hands. You have here an organization that if properly sustained, by the earnest and loyal individual efforts of all its members can not fail of these achievements. It is our perfect right, nay, it would be very illogical, to pursue any other course than that which would serve the interests of all; as it must be conceded that any organization that does not command the loyalty of its own individual membership, is powerless for good.

No formal action on the part of this body is necessary for the accomplishment of all that may be required; in fact I think that such action would not only be improper, but unnecessary, as each individual, acting for himself can accomplish all that would be necessary to make our Exchange of great value to all.

And now Mr President and gentlemen, I ask to be further indulged in the expression of a few thoughts as to how individual members may benefit the whole body by a line of action that is perfectly legitimate.

In the first place, having associated ourselves together for the common good of all, it is not only our privilege

but our duty, to favor members in our business transactions, in preference to those who are not associated with us; that is to say, all other things being equal, our patronage should be given to members, thereby adding to the value of membership. I do not mean by this that we as a body take any action to ostracise any one because they are not associated with us; but as individuals having the interests of our Exchange at heart, we can accomplish all that is needed, and no one can justly take exception to this individual action.

And again, we all know that there are many persons engaged in the building trades, who are not associated with us, whose membership would be an advantage, not only by adding to our numbers but to our ability to command a better condition of circumstances; and I have no doubt that by an earnest effort on the part of each member, quite an accession to our strength and numbers can be attained in this direction; in point of fact, Gentlemen, with the position this Exchange has already attained, it is quite within our ability to give it that commanding position whereby it will be the means of accomplishing all that the most sanguine could ask or expect. I but state what is known to all of us when I say that abundant evidence is not wanting to prove the potency of organized effort for the attainment of desired ends. Also is it equally well known that it has come to be the recognised mode in almost all branches of trade or business in which individuals having interests in common, adopt as the readiest means of attaining the common good. I argue therefor that what has come to be so universally adopted, must have much to recommend it. Not only has it been found all sufficient for the attainment of legitimate ends, but as is well known to those engaged in some branches of the building business, it is the efficient means of enforcing many onerous, arbitrary and unjust demands; and so firmly established has this power become that employers in these branches of trade have come to look upon resistance to any demands made (no matter how unreasonable) as useless.

Now gentlemen, if organized power in the hands of manual workmen, depending, as many of them are, on the wages of one week to procure the necessities of the next, nay even more than that, some depending on the earnings of

to-day for the procuring of the necessaries of life of to morrow, is efficient; as I have said before, for the enforcement, not only of reasonable conditions, but of many that are unreasonable and unjust; surely if men so situated voluntarily subject not only themselves, but their families to this physical deprivation for what they believe the common good, how much easier is our task, who are required to give a little of our time and go to some little trouble that the common good may be served. It seems to me that we have here set up an example by these manual workmen, of loyalty to the common good (as they see it) that we could follow with much advantage to ourselves.

Now gentlemen, with these evidences of the sufficiency of organized effort for the attainment of desired ends, and having an organization such as we have here to day, I am sure our success is entirely dependent upon ourselves; and if there were no other reason than the desire common to all men to avoid failure in any undertaking with which they have connected themselves, that of itself should be sufficient to command our best efforts.

Some say that they are so situated in their assumed position, that they are not likely to receive or need any help from any body of men. A sufficient reply to this deceptive and contracted view is the assertion that no man, I care not how advantageously he may deem himself situated, is or can be independent of his fellows. Nay more, show me a man holding and acting upon these views, and I will show you one that the world will be no better for his having lived. The belief, I care not by whom entertained, that he is or can be independent of his fellows, is a fallacy of monumental proportions. The man who by good fortune has attained what may be or seems to him a position of independence in the goods of this world, and therefore thinks he has no interest in common or duty to his fellow man, has lived to little purpose and it goes without saying, that such a one may safely be put upon that list of those that never will be missed.

It may be thought that these views partake somewhat of the sentimental; and whether that be true or not, a sufficient reply to that thought is the undeniable fact, that to the sentimental side of man is due much that is best and grandest in the achievements of mankind.

Resns ordered to be copied in minutes

Mr John J Weaver moved that the paper submitted by our First Vice President, Mr Stacy Reeves, be pasted in the minute book as part of the minutes of this meeting. Mr Chas Gillingham moved to amend, that copys be printed and sent to each member: amendment accepted by Mr Weaver. and agreed to.

altering change hour. not agred to

Mr John J Weaver, moved that the Board of Directors be requested to consider the feasibility of altering the change hour from the present hour to that from 1 to 2. oclock. Not agreed to.

Membership

Total membership reported - 289. Corporate 127 and Non Corporate 162.

send blank applications

It was moved that when notices of next stated meeting are sent, a blank application for membership shall be enclosed to each member.

Belt Line R.R. Postponed

Papers relative to Belt Line Rail Road were read and postponed.

There being no further business On motion adjourned.

adj.

Wm Harkness Jr Secy

Stated meeting Corporation Dec 2d 89

Phila Dec. 2d 1889

A stated meeting of the Corporation of the Masters Builders Exchange was held on the above date at 18-20. So. 7th st. ~~and there adjourned to~~ at 2. oclock P.M. David A Wolfpert. President in the chair.

Who present

Present: Mess. Albertson, Atkinson & Hazlehurst, Austin & Dyke & Co, J A Black & Son, R J Bancroft & Son, R.C. Ballinger & Co, Jno G Brown, A G Cavinger, Jno Byrd, D. O. Boone, A B Barba, Jno. Campbell, Henry R Coulomb, Wm Conway, Murrell Dobbins, Thos H Dean, Jacob R Garber, Harkness & Bro, J M. Harris & Co, C. C. Hinman, Saml Hulin, B. Harvey & Son, Irvine & Carty, Kemp & Garrison, J Kisterbock & Son, Chas McCaul, Wm. McCoach, Thos H Marshall, Jacob Myers, Thos McCarty, Jno J O'Brien & Son, Geo J Payne & Co, Stacy Reeves & Sons, J W & C H Reeves, Enoch Remick, Wm. N. Read, Rea & Riley, Geo W. Roydhouse, Jno. S. Stevens & Sons, Slack & Bro, J S Thorn, Weaver & Pennock

E. Webster & nephew, Arthur H Williams & Sons, Jno R Wiggins, David A Woelpper & Co. Total 46.

Roll call roll & note. The calling of the roll was dispensed with and the Superintendent was directed to note the members present.

Minutes approved. Minutes of last stated, special and conference meetings, were read and approved.

Reports of Standing Committees

Finance. Finance - Mcurrell Dobbins, Chm. nothing to report.

Legislation. Legislation. Wm. Harkness Jr. chairman, nothing to report.

Arbitration. Arbitration. Jno Kisterbock. Chairman, reported that the case of Mcallen Fulton & Co. vs- J C & A L Pennock. had been arbitrated and amicably settled.

Architects Plans &c. Architects Plans & Contracts. Stacy Reves. Chairman. nothing to report.

Labor. Labor. Geo. W Roydhouse. Chairman. nothing to report.

Printing & Supplies. Printing & Supplies. Wm H Albertson. Chm. nothing to report.

Press & Publication. Press & Publication. J. S Thorn. Chm. nothing to report.

Room & Rules. Room & Rules. Chas. H. Reeves. Chm. nothing to report.

Special Com's. Special Committees

Membership. Membership - Jno J. Weaver. Chm. Reports a number of members elected, and submits minute book.

Deferred business. Deferred Business

Belt Line R.R. The following preamble and resolutions on Belt-Line Rail Road. were redd.

Preambles & Resolutions - Belt Line R.R. adopted. Whereas; There is now pending before City Councils an ordinance authorizing the construction of the Philadelphia Belt Line Railroad which would greatly facilitate the transaction of business upon the water front of this City, and.

Whereas; this ordinance provides that the projectors of the proposed line shall derive no private profit from the enterprise and

Whereas; the construction of this line would be of immense advantage to the manufacturing and commercial interests of this city and would bring to Philadelphia a vast amount of trade now driven to other cities by the existing monopoly of railway communication with the water front, therefore be it-

Resolved; That the Master Builders Exchange of Philadelphia hereby endorse the Philadelphia Belt-Line Railroad and urge City Councils to pass the ordinance now pending, and further be it-

Resolved, that copies of this resolution be forwarded to the Presidents of Select and Common Councils

and the chairman of Councils Committee on Railroads

Resolutions on Bell Line

Mr Stacy Reves. moved that the preambles and Resolutions on Bell-Line Railroad be approved. Mr Geo. W. Roydhouse. moved to amend to lay over until. through with the regular order of business. Roydhouses amendment was lost and the original motion of Mr Reves. was, agreed to.

Send Blank Applications

Mr Jno J Weaver. moved that the action taken at conference meeting of Nov. 24. 1889. that "when notices of next-stated meeting are sent, a blank application for membership shall be enclosed to each member", be approved and made the action of this meeting. Agreed to.

New Business

New. Business

Delegates & Alternates

The President announced that the election of Delegates and Alternates, to attend the Fourth Annual convention of the National Asso. of Builders, to be held in St Paul on Jany. 27th. 28th & 29th 1890. would now be in order.

Weaver's motion

Mr Weaver moved that the six nominees receiving the highest number of votes be delegates and the next six highest be alternates (motion withdrawn)

Australian system adopted

Mr Irvine moved that the Australian system of voting be adopted for this meeting. Agreed to.

Who Nominated

The Secretary moved that the following names be placed in nomination, and Mr. Irvine moved to amend, to add all corporate members, accepted by the Secretary and agreed to.

Delegate at Large

Delegate at Large
Wm. Harkness Jr

Delegates & Alternates Recommended

Delegates. vote for six	Alternates vote for six
David A Wolfsper	Wm. B Irvine
Stacy Reves	Chas G Wetter
Wm. H Albertson	John J Weaver
Franklin M Harris	Wm. B Carlisle
Peter Gray	David A Watts
Wm. S. McGinley	Jacob R Gaber

Conducting of election

On motion it was Resolved, that the Election be conducted by a judge and Two Tellers. appointed

Judge & Tellers

by the President. The President appointed Jacob Meyers, Judge, and Wm Stevens and A. Reves, Tellers. On motion the election was proceeded with.

Proposed Amendment to Asso.

The following proposed Amendment to the Constitution of the "National Asso. of Builders" was read.

Amendment to Article IV.

"Any person having served a term as President of this Association, shall, by virtue of that service, become a permanent Director, in addition to the Directors already provided for."

Delegates instructed

Mr John J Weaver moved that our Delegates to the Fourth Annual convention of "National Asso. of Builders" be instructed to offer as a substitute, a resolution the same as passed by this Exchange Dec. 27th 1888. viz. "That all retiring Presidents who, have served their full term of office shall be considered advisory members of the Board of Directors, but shall have no vote."

Mr. Enoch Remick moved to amend: provided, at no expense to the National Association or Local Associations. Amendment agreed to, and, the whole question agreed to.

There being no objection, the rules were suspended, and the report of the Treasurer was read and directed to be spread on the minutes.

Treasurers Report

Treasurers Report.

Philada Dec. 24th 1889

To Bal. in Genl a/c July 2. 1889	2.007.72	
" amt rec'd a/c Dues	2.550.00	
" " " " Rent of Rooms	839.10	
" " " " Photos Banquet sold	63.60	
" " " " Interest on Genl a/c	53.31	
" " " " Return of Insurance	71.25	
" " " " Corporate fees	1.250.00	
" " " " Corporate a/c (Loan)	400.00	
" " " " Gas used by Asso. (Gas stove)	6.00	
" " " " Rent of spaces. Exhibn Dpt.	1.151.06	8.392.04
By amt paid a/c Salary	1.090.72	
" " " " Printg & Supplies	447.49	
" " " " Rent of Phone	60.00	
" " " " Building	1.360.65	
" " " " Expenses Exhn. $1158.22 Luncheon $100.	1.936.61	
" " " " Furniture & Fixtures	604.64	
" " " " Exhibition Dpt. Petty cash	89.96	
	5.590.07	8.392.04

Brot for	$ 5.790.07	$ 8.392.04
By amt paid ℅ Exhibition Dept	1.192.34	6.782.41
Bal. in Genl ℅ Dec. 24. 1889		$ 1.609.63
To Bal. in Corp. ℅ July 2-1889	41.276.38	
" amt rec'd ℅ of Interest	440.41	
" " " " Corp fee	280.00	41.996.79
By amt paid ℅ Bldg. Wrggms. Boiler Ntg. $14.00. $3300. $28.00.		
Elevator. $3.00. Elect. Wiring $272.50. Gas Fixtures $3.00.	24.572.50	
" " " " Corp fees	450.00	
" " " " Interest	2.500.00	
" " " " Loan to Genl ℅	400.00	
" " " " Insurance	800.00	28.722.50
Bal in corp ℅ Dec 24-1889	13.249.29	13.244.29
Total balance Dec. 24. 1889.		$ 14.853.92

Chas A Reeves Treas.

Report of vote for Delegates & who elected

The judge and Tellers make the following report of vote on Delegates

Delegate at Large

Wm Harkness Jr. 42

Delegates

Stacy Reeves	35	The following were elected Delegates to 4th Nat Convention Nat Assn. Builders
Wm H Albertson	34	Stacy Reeves
David A Woelpper	33	Wm H Albertson
Peter Gray	32	Peter Gray
J Mc H Harris	31	J Mc H Harris
Wm. S. McGinley	26	David A Woelpper
Chas G Wetter	11	Wm. S. McGinley
John J O'Brien	6	
Saml. Hart	3	
Wm. Conway	2	
Wm. B Irvine	1	

Jacob Meyers Judge
Wm W. Stevens } Tellers
A. A Reeves }

Byrds motion Mr Byrd moved that in future, all nominations be made on floor of the Exchange, at the previous meeting and a ticket printed.

Weaver amends Mr Weaver amends, provided it does not prevent additional nominations on day of elections.

Mr O'Brien amends, to say, and copy sent to each member, two weeks before election. All withdrawn and the following substitute agreed to.

Withdrawn

Substitute as follows Mvd. That nominations for Officers, Directors and

Delegates be made; the meeting previous to the election and remain open until the day of election and that a ticket with names of nominees printed thereon, be sent to all members, at least two (2) weeks before the election

make nominations for Directors

On motion, then proceeded to make nominations for Directors - seven to be elected for three years and one for the unexpired term of Saml J Creswell, deceased.

Weavers Motion

Mr Weaver moved that the list of names of retiring members be read. agreed to. Names are as follows.

Retiring Directors

David A Wolfsper, Chas H Reves, Miles Tring. Wm Hartness Jr, Peter Carrigan, Chas Gillingham, Wm. Gray.

The following were placed in nomination.

Nominations for Directors

Wm. S. McGinley	for	3 years
Geo. I Payne	"	3 "
Saml. Hart	"	3 "
Wm Hartness Jr	"	3 "
Peter Carrigan	"	3 "
Chas H Reves	"	3 "
John Atkinson	"	3 "
Chas Gillingham	"	3 "
Jacob Meyers	"	3 "
Wm Gray	"	3 "
Chas H Marshall	"	3 "
Jno. I O'Brien	"	3 "
C. B. Barber	"	3 "
Jno J Weaver	"	3 "
Jno Garrison	"	3 "
J J Black	"	3 "
Chas P Bancroft	for	unexpired term of ~~S J~~ Creswell
D. S. Creswell	"	" " " " " "

Nominations closed

On motion. nominations were closed for the day.

Report on Alternates & Delegates elected

Report of Judges and Tellers on Alternates.

Chas G. Wetter	37	John J Weaver	3
Wm. B Irvine	34	Jacob R Garber	3
Wm. B. Carlisle	34	A G Bunninger	2
David A Watts	33	B. Ridgway	1
Wm. Conway	28	Saml Hart	1
W Howell Rea	26	John Atkinson	1
A. B. Barber	6		
Jno I O'Brien	5		

Jacob Meyers Judge
Wm. W. Stevens
A A Reeves
Tellers

* The following gentlemen were declared elected alternates & attend 4th annual Convention of Nat'l Ass'n Builders
Chas G. Wetter, Wm. B Irvine, Wm B Carlisle
David A Watts, Wm Conway, W Howell Rea.

adjt

Being no further Business,
on motion adjourned
Wm Harkness Jr.
Secretary

Special Meeting Corporation Jany. 21. 90

Phila Jany. 21. 1890

A special meeting of the Corporation was was held on the above date at 1810 N. So. 7th St. at 2. oclock. P.M. President D A Boileau in the chair.

Present 41 members.

Object of meeting

The President stated that the object of the meeting was, to discuss the various subjects to be considered at the Annual Convention of the National Association of Builders to be held in St Paul on Jany. 27th 28th & 29th. so that the Delegates and Alternates might have the sentiment of the Corporation to guide them.

Reporters remain

Mr Marshall moved that Newspaper representatives be permitted to remain in the room during the meeting. Agreed to.

1st question 8 hour day

1st Question. Shall the National Association recommend the adoption of the 8 hour day in the Building Trades and, if so, when and under what conditions? On motion of Mr Rea, that the Delegates be instructed to vote against the recommendation, Mr. Chas H Reves amends, to say, that the sentiment of this meeting is opposed to the recommendation. withdrawn. and the motion of Mr Rea agreed to unanimously.

2d question Lien Laws

2d Question. Lien Laws. Shall the National Association recommend that they be abolished.

Mr Harris. moved that the Delegates be instructed to vote in the negative. Remarks were made by Mess Weaver, Albertson, Buringer, Harris, Irvine, Kistebock, S. Reves, C. H Reves. Agreed to unanimously.

3d question Sub. Contracting

3d. ~~Sub~~ Sub. Contracting. Shall the National Association recommend that it be encouraged.

Mr Weaver moves that the system of Sub. Contracting be encouraged as understood in Philadelphia. Mr Roydhouse amends, that the question be left discretionary with the Delegates. accepted by Mr Weaver, and agreed to.

Manual Training

Manual Training. Shall the National Association recommend its introduction in the Public Schools. Mr Harris moved. that the Delegates be instructed to

vote affirmatively. Agreed to.

Resolutions 1 to 14 — Mr Harris moved that action upon the various resolutions printed, from 1 to 14. be left to the discretion of the Delegates. Mr Gray and Mr McGinley spoke upon Article 3. as follows.

Article 3 — Article 3. What course can the National Association suggest to filial bodies so that they may efficiently influence their members to refuse to estimate and contract to supply the labor simply, while the owner furnishes all material? no action taken.

adjd — No further business, on motion adjourned.

Wm Hartnett Jr.
Secretary

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annual meeting Jany. 28-1890

Phila January 28th 1890

A stated ~~annual~~ Fourth annual meeting of the Master Builders Exchange was held on the above date at their rooms 18 to 24 So. 7th st. 3d Vice President Jas W Roydhouse in the chair.

Roll not called Sec't. to note — on motion the calling of the roll was dispensed with and the Superintendent was directed to note the members present. which are as follows

who present — Allen & Son. Allen Clifford P., Andrus, Atkinson J. C, Atkinson & Myghlerty, Bancroft R. & Son, Brown J. S, Brwinger, Byrd, Bonsu D. O. Carrigan, Campbell Jas, Carman, Caswell D. S, Colgan & Son, Dietrich, Dobbins, Evanson & Son, French S. H & Co, Fogg, Flood J. H, Garber, Gray & Sons, Gear & Son, Gillespie J & J, Harris J. M & Co, Hart, Hinman, Hulse, Irvine & Carty, Johnston, Kee Wm & Son, Kister & Owen, Kisterbock & Son, McAvoy J B, Marshall, Magee, Melody, Mentzinger & Son, Meyers, O'Brien & Son, Reeves & Sons, Reeves J W & C H, Resnick, Read W. P, Rea & Riley, Roydhouse, Royer Bros, Stevens & Sons, Slack & Bro, Taylor & Son, Thomas, Watson & Son, Watson & Peale, Weaver & Pennock, Webster & Nephew, Williams & Sons, Williamson Frank, Whitesides & Sons, Wiggins, Wood Robb. Total 60

Minutes appd. — Minutes of last stated and special meetings were read and approved.

Dispense with regular order. Sec'd & elections proceeded — Mr Marshall moved that the regular order of business be dispensed with and that we proceed with the election of Directors. agreed to.

Andress. Judge. + Reves + Stevens Tellers

Mr M B Andress was appointed Judge of the Election and Messs. A A Reves and W. W Stevens, were appointed Tellers.

Judge is sum

In answer to inquiry the President announced that the Judge had been duly sworn.

When adjourn it be to ~~Tuesday~~ Feb. 4. 90

After the ballots were received, on motion of Chas A Reves, it was agreed, that after receiving the report of the Tellers, the meeting stand adjourned until 3. o'clock P.M. next Tuesday Feby. 4. 1890

The Tellers made the following report.

To the President and officers of the Master Builders Exchange.

Tellers Report.

The Judge and Tellers appointed to conduct the Election for Directors, beg to report, that there has been 90 votes cast. 3 of which have been thrown out making 87. counted with the following result.

William Gray.	80	John J Weaver	13
Chas. Gillingham	80	David S. Creswell	14
Wm. Harkness Jr	78	Thos A Marshall	13
Charles A Reves	77	J J Black	13
Saml Hart	74	A B Barber	12
Chas P Bancroft	70	John L O'Brien	11
Wm. S. McGinley	53	John Garrison	9
Jacob Meyers	45	John Atkinson	8
Peter Carrigan	22	R C Ballinger	1
Geo. J Payne	20		

We therefore declare the following named gentlemen elected to serve 3 years.

Elected for 3 years

William Gray. Chas Gillingham, William Harkness, Chas A Reves, Saml Hart, William S McGinley, Jacob Meyers.

Elected for 2 years

and to serve for two years, Chas P Bancroft.

Michael B Andress

W. W. Stevens

A. A Reves

adj'd.

On motion adjourned

John J Weaver

Secretary pro Tem

Adj's annual meeting of Jany 28/90 held Feb 4. 90

Phila Feby. 4 – 1890

The adjourned annual meeting of the Master Builders Exchange of Jany. 28th 1889, was held on the above date at 18 & 20 So. 7th St. at 3. Oclock. P.M. President David A Woelpper in the chair

Calling of roll was dispensed with and Supt. instructed to note members present. Present with note who came in who present

Present. Messrs. Albertson, Allen & Son, Allen. L. P., Andress, Atkinson Jno C., Atkinson Jno, Atkinson & Mayhlerty, Austin Obdyke & Co, Black & Son, Bancroft & Son, Ballinger & Co, Brown Jno C, Buringer, Byrd, Burns D O. Barber, Carlile & Joy, Carman, Campbell & Atkinson, Conway & Sons, Cox & Son, Colgan & Son, Dobbins, Elwood Bro, Garber, Gray & Sons, Gillespie J & J, Hartness & Bro, Harris & McK & Co, Hart, Huhn, Irvine & Caty, Kemp & Garrison, Kennedy & Son, Kister & Orem, Kistlebeck & Son, Linton & Fowler, McAvoy J B. McCarter, Marshall, Mentzinger & Son, Prince, Reeves & Sons, Reeves J W & C H, Resnick Enoch, Rea & Riley, Roydhouse, Shannon & Sons, Stevens & Sons, Smith Wm, Slack & Bro, Taylor & Son, Thorn, Watson & Son, Watson & Peale, Weaver & Pennock, Webster & Nephew, Wiel & Sons, Williamson, Whiteside & Sons, Wiggins, Woelpper & Co, Worthington, Wood Robt. Total. 64.

Communications

Communications. None.

Reports of Standing Committees

Finance

Reports of Standing Committees.

Finance. Murrell Dobbins chm. was received. and directed to be filed and spread upon the minutes. as follows

Phila Jany. 28th 1890

To the President and members of the Corporation of the Master Builders Exchange.

Gentlemen.

Your Finance Committee have attended to all the duties assigned them during the past year. They have also placed the balance of the Bonds, amounting to $34.000. being the full amount ($100.000.) authorized, and, have also made a loan of $12000. for which they have given two notes for $6.000. each, one for 3 months and one for 4 months, the same being authorized by the Board of Directors. This was necessary in order to pay in full, all claims against the Exchange for Buildings &c. to the first of the year. We find that our Bonds are in good demand. Our Treasurer, at the present time, has inquiries for some $12.000. worth of these from parties desiring them for investment. The itemized amounts of all

expenditures and receipts will be found in the Treasurers report.

Murrell Dobbins
Wm. R. Irvine
Wm. H Albertson

Legislation. Legislation. Wm Harkness Jr Chairman, was received and directed to be filed and placed on the minutes. as follows.

Phila Feby. 4th 1890

To the President, Officers and members of the
Master Builders Exchange.

Gentlemen

Your Legislative Committee would respectfully report. that during the early part of the year they met with the special committee on the revision of the Building Laws, but unfortunately the Legislature adjourned before the report of the joint committee was in proper shape to be presented. It is proposed to again take up the subject and have it in proper shape for presentation at the next meeting of the Legislature.

Copies of the Legislative Directory, Smulls Hand Book and proceedings of Councils and other legal documents have been procured for the use of the Exchange and placed upon our tables.

The Lien Law, introduced into the house at last session, was reported upon unfavorably and failed of passage.

Our Counsel, to whom had been referred the change in Corporate Title (viz leaving of the word Master) reported that it would be necessary to petition the Court and advertise in the newspapers in the same manner as when the original charter was granted, at a cost of Seventy-five dollars. No action has been taken as it was probable other changes might be suggested from time to time.

The subject of closing the windows of the Building on North side of Exchange is still in the hands of our Counsel pending an amicable settlement with the owners of the Building.

Respectfully submitted.
Wm. Harkness Jr Chm.
Stacy Reuss
Geo. W Roydhouse

Arbitration. Arbitration. Jno. Kistenbock. Chm. was received and

directed to be received filed and placed on the minutes. as follows.

Annual report of the Aibitration Committee of the Master Builders Exchange for the year ending January 28th. 1890.

The following members of your committee, Messrs George Watson, Saml J Creswell, Miles King, Fred R. Myhlertz, John Kistenbock, appointed in January 1889 continued until an all-wise providence saw fit to take from our midst- two of its most valued members, Mr Samuel J Creswell and Mr Miles King, and to fill these vacancies our President- appointed Mr Stacy Reves and Mr Maurice Joy. This Committee as Arbitration have been called upon to settle disputes in six different- cases, the sum involved amounting in the aggregate to a total of $20.102.09. It gives us much pleasure to say they were all amicably settled. One case of dispute requiring special mention was an estimate given by a Sub Contractor which took in more work than was, under its proper heading, in the Specifications. All the items were mentioned with the sum total at the bottom. This bid being handed in at the eleventh hour with a verbal explanation which at the time was put down in lead pencil, and was not thoroughly understood, and there not being time to go into the details the Builders did not therefore use the bid. Yet when the items were properly separated and understood, however, it proved to be the lowest bid and was so awarded by your Committee. Your committee recommend that in the future, to avoid disputes of this kind, that all sub-bidders send their Estimates through the mail so that the builder will get them in the early morning mail on the day such bids should be in, and any explanations the sub-bidder wishes to make should be in writing and accompany the bid. The importance of an Arbitration committee can easily be seen from the above statement. It has prevented long delayed settlements through Law Suits and consequent- expense not only to the plaintiff. but- the defendant- in the above cases and has prevented the engendering of any hard feelings between the parties such as a law suit would inevitably cause.

John Kistenbock. Chairman for. Committee

Architects Plans & Contracts.

Architects Plans & Contracts, Stacy Reeves, chairman was received and directed to be filed and spread upon the minutes, and, on motion the recommendations were complied with.

To the President and Directors of the Master Builders Exchange.

Gentlemen.

Your Committee on Architects Plans and Specifications, respectfully report.

That having prepared a Code of Rules and Conditions under which estimates should be submitted by Contractors in the Building Trades; and also suggestions as to the manner in which specifications and plans should be prepared to meet more fully the conditions under which estimating is done in this city and its vicinity: and after several efforts to that end succeeded in having a committee appointed by the Phila. Chapter of Architects, to confer with your committee.

This joint Committee representing the Phila. Chapter of Architects and the Master Builders Exchange of this City, held two or more sessions for the consideration of these rules and suggestions as prepared by your Committee and after a full discussion of the same, they were adopted, with some modifications, by the joint Committee as proper to be recommended to their respective bodies for approval; and at a meeting of the Master Builders Exchange held at their rooms May 6th 1889, they were approved and adopted. And by letter addressed to this Exchange by Theophilus P Chandler, President of the Phila. Chapter of Architects, we were informed that at a meeting of their Chapter held June 7th 1889 they were endorsed as being valuable suggestions and recommended for adoption by their Chapter as far as practicable; and from that date they have been the authorized guide for preparing plans and specifications and estimating thereon.

And while your committee can see some slight improvement in the direction of this much needed reform, they are compelled to admit that there has not been that progress they had hoped for or such as they feel they had a right to expect from a mutual understanding with a body of men of the high standing of the Architects of this City; they having, in the opinion of this committee

shown an indifference to this reform accountable only by long usage in the old way and perhaps the failure of individual contractors to assert their claims to better treatment. Perhaps both these reasons are equably chargeable with the failure to make such progress as had been hoped for. Your Committee, whilst not unmindful of the difficulty that not a single contractor (acting separately) labors under in insisting on adherence to these rules, would nevertheless recommend that they embrace all reasonable opportunities to keep before the Architects or owners the justice of and great need for these reforms as not only tending to do justice to both owners and contractors, but in many instances tends to reduce the cost of building by substituting certainty for uncertainty in the interpretations of plans and specifications.

Your Committee are loth to believe that failure to adopt these conceded improvements on the part of Architects, arise from any feeling of indifference to the rights or convenience of contractors, but rather attribute it to a failure on their part to realize the importance of and need for some change in a custom that has been pursued so long as to seem to them all that is required; and from their standpoint this is by no means an unnatural position for them to take, as the old custom has been quite sufficient to serve them (the Architects) and secure to their clients (the owners) ample protection; and whilst this is no new discovery, it is with regret that your committee are compelled to believe it more deep rooted than they had hoped for, and realize that it will require more time and greater effort on our part for its eradication.

In view of these facts, your committee would earnestly urge on all our members, both general and Sub-Contractors, the importance of embracing all fitting opportunities to insist that these mutually agreed upon conditions shall be complied with; and that their protest may have more weight, would recommend that when two or more members are called upon to estimate on plans and specifications that do not meet, in a reasonable degree, the agreed upon conditions, that they confer together before estimating and adopt a line of procedure best calculated in their judgement to bring about the desired changes.

In this direction it is the opinion of your committee that sub-contractors in many of the branches can render most efficient

aid to the general contractors, by declining to give estimates on plans and specifications that are vague and indefinite or unreasonable in their demands.

This will greatly assist to hold up the hands of and aid the general contractor in procuring better conditions.

In anticipation of the very natural inquiry, why the general contractor would be benefitted by the aid of the Sub-Contractor in procuring these better conditions, your Committee believe that its efficiency will be apparent it is recollected that as a rule the sub-contractors in many of the branches, have their organizations whereby they are able to act with greater unanimity and promptness in these matters, and a general contractor unable to procure estimates on these branches of the work by reason of indefinite specifications &c will be in a much better condition to insist on their correction.

Again, it is almost invariably the case that when several general contractors are asked to compete for work there will always be found one or more of them who from one cause or another will not join his fellow competitors in any demands on the Architects however reasonable these demands may be; it would seem to be apparent therefore that the inability of such general contractors to procure estimates from reliable parties on other branches of the work would (in some degree at least) make it necessary for him to join in the request for better conditions.

Your committee would further recommend that a committee that would faidly represent the most important branch of the building trades be selected by this Exchange to confer with our leading Architects representing representing the Phila. Chapter who would again go over the entire matter with a view to bringing about a better understanding and a more thorough compliance with any agreed upon form or plan.

Stacy Reeves
John E Eyanson
Chas Gillingham
Maurice Joy } Committee

Labor. Geo. W Roydhouse Chairman was received, adopted, ordered on file, and spread on the minutes. as follows

Report of the Committee on Labor.

The question of labor during the past year has been one of general satisfaction both to employers and workmen. Good wages have been paid and a fair days labor given in return. No misunderstandings, agitations or disputes have been brought to our

notice. In fact not a single question has been brought for the consideration of the committee on Labor.

We predict the present year will be unlike the past, as there are indications of labor agitations and strikes contemplated by labor organizations to take place during the early part of the year. As a question of interest to us all, we call your attention to the City Solicitors decision in regard to the eight hour law passed by the Legislature in April 1868, which is to the effect, that where there is no agreement to the contrary, eight hours constitutes a days labor. We will also call your attention to an ordinance before Councils, making it unlawful for any officer of the City, to work laborers more than eight hours in twenty four. The consideration or passage of any act affecting the laboring class has a tendency to inspire discontent and encourage labor organizations and strikes, therefore, we recommend that the Builders Exchange, oppose the consideration or adoption of any such measures.

In treating the matter of strikes, your Committee recommend. First through organization - Second - Reason - Third. a great deal of firmness. The latter we consider essential to success.

Geo. W. Roydhouse
William Gray
Jacob R Garber
} Committee

Printing & Supplies

Printing & Supplies. Wm. H. Albertson. Chairman was read and adopted. and directed. spread on the minutes. as follows.

Philada Jany. 23 - 1890

To the President and members of the Master Builders Exchange

Gentlemen.

Your committee on Printing & Supplies, report having performed all duties assigned them, during the past year. Having during that time, examined and approved bills to the amount of ~~Four~~ hundred & eight 61/100 Dollars ($408 61).

Your Committee would however, recommend, that in future, said committee should meet just prior, to the regular meeting in order to more carefully examine bills before they are approved. By so doing, much time could be saved at the regular meetings, and the attention of your Committee would be given to the general routine business instead of being occupied in the examination of bills that at times are quite difficult to understand without some explanation from our Superintendent

Wm. H. Albertson
J. M. Harris
} Committee

Press & Publication

Press and Publication, J. S Thorn. Chairman, was read and adopted, and directed, spread upon the minutes.

Phila Jany. 28– 1890

To the officrs and members of the Master Builders Exchange.

Gentlemen

Your committee on "Press and Publication" beg to report, that during the year 1889 many comments were made on the progress of the Exchange in the various news-papers, and special descriptive notices of the Exhibition department were given in detail in some of our local papers; also the Mechanical Trade School has been mentioned and kept before the public from time to time, together with other printed matter to keep alive an institution of this kind. Reporters who have visited here have been treated with marked courtesy at all times, in fact all has been done in this line to keep the association before the public.

Very Respectfully

J. S. Thorn.

Committee on Press and Publication } Chairman

Room & Rules

Room & Rules. Chas H Reeves, Chairman, was read, adopted and directed spread on the minutes. as follows.

Phila Jany. 28th 1890.

To the Officrs and members of the Master Builders Exchange.

Gentlemen.

Your Committee on Room and Rules, in making their annual report, would state that about the 1st of Jany. 1889. they commenced to make the second story of our new building, 24. so. 7th st., available for our Exchange, which was completed in time for the use of the National Convention during their sessions in February Immediately after their adjournment we moved our furniture from 3rd Walnut sts. During the summer we were necessarily compelled to use our rooms in an unfinished state. About the 15th of October your committee was able to complete our room and have everything in good order. We feel that we have used every means to make the rooms as attractive as possible and have spared no expense to make the members feel that everything was done to provide for their comfort. Electric lights have been provided for our entire building; Electric call bells to all the offices connecting with the Exchange Room. The Perth Amboy Terra Cotta Co. kindly donated to us, a Landsome mantel piece, which was erected at our own expense. We have

purchasid a clock which is wanantid to be a correct time piece. All the offices are at the present time rented with the exception of four (4), which we hope to have rented at no distant time. We found that one Telephone was not sufficient for our use, and have placed another in our Exchange Room. Our expenses during the year, for removal, fitting up building etc. have been $2800.—. Hoping the members will avail themselves of the advantages of our handsome rooms. We remain

Respectfully
Chas A Reeves
J. S. Thorn
Charles Gillingham
} Committee

Membership Membership Committee. John J Weaver. Chairman, was read, adopted, and directed spredd on the minutes

Phila Jany. 21st 1890

To the President and members of the Master Builders' Exchange.

Gentlemen

Your Committee on Membership respectfully submit the following report.

During the year the Committe has held seventeen meetings and approved fifty one applications for membership, 12 Corporate, 39. Non Corporate classified as follows;

Carpenters 7.

Stoves, Heaters & Ranges.	6	Roofer	1
Bricklayers	3	Plumber	1
Brickmakers	3	Cedar Tank Mfr	1
Mfrs. of Brick Machinery	2	Mfrs & Importers of Glass	1
Quarrymen	2	Asphalt Pavements	1
Stone Masons	2	Painters	1
Plasterers	2	Mfrs Lead Pipes	1
Sachtl Iron & Wire Works	2	Mfrs Paints	1
Metal Cornice Works	1	Bolt. Nut & Rivet Mfrs	1
Mfrs. Paving Blocks	1	Plumbers, Gas & Steam fitters Materials	1
Stone & Lumber Dealers	1	Steam Fitting & Ventilating	1
Mfrs. Adamant Wall Plaster	1	Cellar Diggers	1
Stone Merchants	1	Dealer in Sand	1
Mfrs - Iron Beams	1	Dealer in Paints oil & Glass	1
Interior Marble Work	1		

Jno J. Weaver.
Thos A Marshall
R. C. Ballinger
J Imley Allen
Edwin S Morse
J. T. Wilt
} Committee on membership

Complaint. Complaint Committee, Daml Hart. chairman. no report.. granted one month.

Auditing Auditing Committee. Henry Taylor. Chairman; report received, directed to be spread on the minutes and recommendations adopted.

Phila Janry. 23d 1890

To the Master Builders Exchange.

Your committee appointed to audit the accounts of the Exchange, Respectfully report, that the have examined the books and accounts of the Treasurer and Secretary for the year 1889 and find them correct; the details will be found in the combined report of the Finance and Auding Committees and Treasurer. We would respectfully suggest that hereafter, in keeping the books, a seperate account be opened, called, Property or Building a/c to which all the expense of taking charge of and running the building as an office building, be charged, and all income from rents &c, be credited. Also that the expenses of running the Exchange be kept in a separate account; thus showing at the end of the year, the seperate profits or losses of the two accounts.

Very Respectfully
Henry Taylor
Alfred P Shannon
Chas G Welter
} Auditing Committee

Entertainment. Entertainment Committee. Franklin M Harris. chairman Report received, accepted, spread upon the minutes an recommendations adopted.

To the President and Board of Directors of the Master Builders Exchange of Phila.

The committee on Entertainment of Members and visitors from other cities, beg leave to submit the following report of their operations for the past year.

Under the supervision of the Committee there have been given five collations to the Corporate and Non-Corporate members at the times set down in the By-Laws for the same; and from the satisfaction evinced by those participating, it would seem as if the money was well spent. Appropriating the cost among the total membership would amount to about 30 cents per capita for each collation; a very small amount, considering the satisfaction it gives.

During the past year we have had among us, visitors from almost all the cities we have filial relations with, and in all cases that your Committee's duties were called into action, the visitors were taken care of in as good a manner as was possible, and we think from the thanks the Exchange has received through its Committee, the foundation has been laid for an interchange of courtesies between visiting members and Exchanges, that will cause a better feeling to exist between them and go a long way toward making valuable the privilege of being a member of the Building Exchanges of the country.

As the committees of the Exchange have, beside their duty of carrying out the laws and wishes of the Exchange, in the particular lines of work they are created for, also a duty to make such suggestions as they think may conduce towards furthering the interests of the Exchange, they take the liberty of suggesting that a special appropriation be made towards entertaining members and visitors, and that in appointing the committee, the Treasurer of the Exchange be appointed on the said Committee, to facilitate the work of the same.

We would also ask that the scope of the Committee's powers be enlarged to include the beautifying of the Exchange Room with works of art, pictures and books, giving them the power to solicit the same, they being subordinate to the Room Committee as to the quality and kind of articles that would be procured.

The completion of the addition and alterations made to our new Exchange Building was celebrated on Tuesday October 29th, by a grand opening and collation given under the supervision of the Entertainment Committee, who by their incessant labors, strive to make it a success.

There were over 1800 invitations sent out in the City and over the country, and they received responses either in person or by letter, from all the different bodies belonging to the National Association.

We provided for and entertained, in the best manner within the province of your Committee, for over 1000 guests, who expressed their satisfaction in unmeasured terms.

Among the number of invited guests who gave their services towards making the opening a success and made short addresses, were Mr W. H. Hayward, Richard Vaux, Esq. Col. A K. McClure, Mr Chas Emery Smith, District Attorney Graham and Genl Louis Wagner.

Chas I Warwick, Esq. one of those sat down to speak,

was unavoidably absent on account of illness.

In closing out the years operations of your Committe they find that even with their limited experience, much may be done towards advancing the interests of the Exchange, both by cultivating the social qualities of the members and by entertaining visitors from other cities, who make our Exchange their head-quarters while passing through on the way to other places or who come on business or pleasure to our City.

Hoping that your Committe's labors have not been in vain and will meet with your approval, we submit this, our report.

J. McHarris
Chairman.

Building

Building Committee, Stacy Reeves, Chairman, report read and approved, and ordered spread on the minutes.

Phila Jany 7- 1890

To the President and Board of Directors of the Master Builders Exchange.

Gentlemen.

Your Building Committe to whom was delegated the duty of procuring plans, specifications and estimates of cost for additions and alterations (and the carrying out of the same) to your property Nos 18 to 24 So. 7th St., respectfully submit the following as their report.

Plans and specifications were procured from Messrs Wilson Bros & Co, Architects, and submitted to and approved by the Corporation and, under instructions by the Corporation, estimates of cost were obtained from all members desiring to submit proposals and, the Contract awarded to John R Wiggins, the lowest bidder, and your committee now report this contract completed substantially in accordance with said plans and specifications with such changes and modifications as have been approved by this Board from time to time as the work progressed; and further submit as a part of their report, the final statement (hereto attached) of the Architect as to the amount of the original contract with the sundry additions and deductions due to changes made during the progress of the work so far as they relate to the General Contract with John R Wiggins.

amount of original contract with Jno R Wiggins $45.358.92

The following items not being incorporated in the general contract, seperate estimates were obtained therefore and the work awarded as follows.

Brot forward		48.358.92
Boiler to Edge Moor Iron Works for the sum of		3.300.00
Elevator Plant, Stokes & Parrish Elevator Co " "		5.070.00
Heating Plant, Phila. Exhaust-Ventilator Co " "		3.995.00
Wiring Bldg. for Electric Lighting. The Electro Dynamic Co. "	795.00	
Connecting up Fixtures with general wiring " " "	57.00	852.00
Gas Fixtures in New Bldg. to John L Gaumer & Co "	247.00	
" " " Exhibition Room " "	200.00	447.00
Cementing Stone Walls in area N & S. sides of Bldg. A G Berringer	98.00	
" Brick " " " N. & West " " " "	430.00	
Repairing Plastering, walls of Basement old Bldg. " "	31.55	
Cementing walls in Boiler room " "	23.13	
Whitewashing in Basement " "	50.00	
Cementing Air Cushion of Elevator Shaft " "	25.17	657.85
Mosaic Glass in Exchge room. to J Milton Shafto & Co		122.50
Painting front of Building " Jas C Taylor		142.50
Architects commission Wilson Bros & Co	2083.88	
" Services of Edwin Supt " "	266.56	2.350.44
Additional work ordered as per vouchers of Architect	4118.16	
Deduct for non-completion in time specified 19 days @ 20. p day	380.00	3.738.16
		# 69.034.37

To the President and officers of the Master Builders Exchange

Gentlemen.

Your Building Committee respectfully present the following as their final report of balances due on Contracts.

Amt of original contract of Jno R Wiggins 48.358.92

additional work ordered as per Archts. vouchers 4.118.16

Deduct for non-completion in time specified

19 days @ 20. p day 380.00 3.738.16 Paid on Ac. Bal. due

52.097.08 # 28.000.00 # 24.097.08

Edge Moor Iron Works for Boiler		3.300.00.	3.30000	
Phila. Exhaust-Ventilating Co. for Heating		3.995.00.	2.80000	1.195.00
Stokes & Parrish Elevator Co. " Elevator		5.070.00.	3.400.00	1.670.00
Jno L Gaumer & Co, Gas Fixtures	247.00 / 200.00	447.00	300.00	147.00
The Electro Dynamic Co. Electric wiring	795.00 / 57.00	852.00	772.50	79.50
Wilson Bros & Co. archts. 4% on # 52.097.08	2083.88			
" " " " Services of Ex Supt at Bldg.	266.56	2.350.44	2.266.56	83.88
A G Berringer. Plastering	430.00 / 227.85	657.85	227.85	430.00
J. Milton Shafto. Mosaic Glass		122.50	122.50	
Jas C. Taylor. Painting		142.50	142.50	
		# 69.034.37	# 41.331.91	# 27.702.46

Phila Jany. 3rd 1890

Estimate 20 5 on Final.

190

The Master Builders Exchange of Philada

To John R Wiggins Dr

For materials furnished and work done for the construction of the Alterations and Additions to the premises nos. 18. 20. 22 & 24 South 7th street, Philada. under contract dated Jany 16th 1889. 48.358.92

Additional work ordered as per detailed Statement hereto attached 3.720.47

Commission 397.69

4.118.16

Deduction for non-completion in time specified as per contract. 19 days @ $20. per day 380.00 3.738.16

52.097.08

Less former payments 28.000.00

amount due $24.097.08

Detailed statement of additional work ordered in connection with contract dated January 16th, 1889, for the construction of, alterations and additions to premises nos. 18-24 South Seventh Street, Philadelphia, for The Master Builders Exchange.

To Transom over entrance to Exchange Room	145.50
" underpinning party wall on West	414.44
" 3 Pair Sliding Doors	256.45
" Girder in new part, 1st story	31.90
" changing West end of old girders, 1st 2d & 3d floors	98.85
New Header at North Chimney 1st floor	6.00
Casing Tanks and pipes in 5 Toilet rooms	40.49
New Chestnut washboards, old building 1st floor	7.60
Lining top of Elevator	2.40
Door in ventilating shaft, Exchange Room	3.50
Two new windows front basement	62.98
Changes to area and front steps	589.36
Increasing size of gangway	3.50
Two sets of wood steps to basement	16.06
Doors to to weight shaft of Elevator	25.20
" enlarging rooms etc	2020.53
Building 2 brick piers under old girders in basement	55.88
Underpinning party wall S. W. Cor., of lot	23.58
Catching around beams over Elevator due to change	13.75
Difference in cost 8" granite curb over 6"	18.38
Plastering Exhibition room (not in Contract)	49.42
Chestnut casing for ~~new~~ gutter rear skylight (from mill)	15.79
Plumber Bill for connecting front roof water conductor to culvert	141.11
Repairing front windows and cords to same	15.20

Moving and putting up partition in Peerless Brick & office		30.40
Putting up picture moulding	27.69	
900 ft Picture moulding, (from mill)	16.20	43.80
to 2 pair front entrance doors		36.23
Springs to 5 toilet room doors		34.26
to fixing cornice for painters on front of building		2.00
		$ 4.594.56

Credit

Carpenter work	15.00	
Hardware	8.00	
Iron work	465.00	
Plastering	20.00	
Slate floors	141.76	
Cut stone	31.50	
Brick and Stone work	67.83	
Cement pavement, 7" thick,	125.00	874.09
Stacy Reeves. Chmn for the Committee		$ 3.720.47

Exhibition

Exhibition Committee. Chas Gillingham, Chairman. report was read and approved, and recommendations adopted, subject to approval of the Board of Directors, and ordered to be entered on the minutes.

Phila Jany. 7th 1890

To the officers and members of the Master Builders Exchange.

Gentlemen.

Your committee on Exhibition Department have pleasure in submitting the following general report as a result of their labors from the date of their appointment March 26th 1889 to Dec. 31- 1889.

In forming the ground work and in following out the details of our Exhibition we have given much time and consideration to what has already been done in other cities in the way of establishing permanent exhibits of building materials and from the knowledge thus gained, we have, we believe, been enabled to steer clear of some of the pit-falls that have be-set the path way of our predecessors. That we might better accomplish the wishes of every one who has the welfare of the Exchange at heart by making ours a model Exhibition, we visited the Institute of Builders Arts in Chicago in the latter part of the month of June and gained considerable useful knowledge thereby.

A Superintendent was employed and assumed the duties of his position on the 12th of August. Since that time reports have been presented by him at the end of each month fully setting forth the progress of the enterprise. From his

last report, just presented, it will be seen that space in Exhibition Room has been ~~leased~~ to date which will produce an annual rental of about $9.200-. From this deduct estimated expenditures for salaries of employees, printing, and other running expenses of the Exhibition, which he has estimated at $3500.- and $4500- per annum, which the Room Committee has charged against the Exhibition Department as rent, making a total of $8000. charges, leaves $1200.- profit to the Exchange on space now leased. The Superintendent estimates, however, that at least $3800. more can be obtained from the leasing of spaces under the most unfavorable circumstances, thereby making the total annual revenue $13.000. He has also furnished a statement showing that should all of our spaces be leased the room will produce a total rental of about $16.200., which is $7000- in excess of the amount leased to date.

Taking the matter in its least favorable view, however, and assuming that $13.000. per annum can be collected as rental from spaces, and deduct from this the charges for running expenses and rent, $8000. as above, leaves the Exchange $5000. net income or profit from the enterprise.

If the Exhibition were a temporary scheme to be abandoned at the end of the first year we could stop right here without going into any further calculations, but as the enterprise is intended to be a permanent adjunct to the Exchange consideration must be given to maintaining its future popularity and usefulness, how can this best be done? is the question which requires to be answered. The only practical way that has presented itself to your committee is through the medium of judicious advertising whereby the Exhibition can be kept permanent before the public. We consider this an imperative necessity in order that we may secure the attendance of those who are interested in the subject of Building and cause the Exhibition to be well and favorably known, and also that Exhibitors may feel that the management have used their best efforts to make the enterprise a profitable investment to them. We must bear in mind that Exhibits, as a rule, are placed here that profit may be derived from them and not as a matter of sentiment.

Therefore, in view of the present actual income and in the expectation on increased future revenue, your Committee respectfully ask that your authorize them to expend the sum of $3000- in advertising during the

year 1890, said sum to be distributed in such manner as may commend itself to them as being the best and most efficient means of reaching the public.

Taking a general view of the enterprise it will be conceded that it is in a prosperous and progressive condition and that with a continuation of the support and good will of our membership, which we feel it richly deserves, we are assured that it will grow to be the most complete institution of the kind in the country, All of which is respectfully submitted.

Charles Gillingham. Chairman
Chas H Reeves
J. S. Thorn
A. A Reeves
Wm. Smith

Committee on Nat. Convention

Committee on ~~Nat~~ Natl Convention. Chas. Gillingham. Chm.

To the Officers, Board of Directors, and members of the Master Builder's Exchange of Phila.

Gentlemen:-

It has always been the intention of the Secretary and Treasurer of your committee on arrangements for ~~the~~ entertaining and accommodating the delegates and visitors to the National Convention of Builders held in Phila. February 12. 13 & 14th, 1889, to make a detailed report of the entire business transacted by that Committee, but the magnitude of it and the lack of sufficient time to devote to it has compelled him to omit that part which refers to the general business of the Committee and submit only the following report of the moneys received and expended.

Cash received from 240 contributions	9970.00
Interest of Deposit in Guar. Trust & S D Co	29.58
Sale of 94 Banquet Tickets	940.00
	$10.939.56

General expenses of Committee-
Minute book, Receipt Blanks, Soapw, Paper files, Rubber bands, Typewriting, Rubber stamp, Messenger service, Telegrams, Postage Stamps, Stamped wrappers, Coupé, Carriage, Carfares, Shears, Ink, Ruler, Bus to Supt, Horticultural Hall, Janitor of Hall, Carriage agent, Janitor Franklin Institute, and sundry

expenses Committee on entertaining	820.34
Rent of Horticultural Hall	175.00
Rent of Franklin Institute	30.00

Parson Comfort & Co for use of chairs		83.13
Robt Mannie, Calcium Light-		8.00
J N Sanderson, hauling chairs from Exhibition Room		4.00
C R. Simpson, for small stands and flag staffs for Banquet room		2.40
A Smith, for net banner Franklin Institute		36.00
Allen Lane & Scott, Printing		73.25
Carriage Expenses- Standard Cab Co	284.37	
" " United Cab Co	15.00	
" " 2 ct. car Tickets	22.30	321.67
Theatre Expenses:-		
Nixon & Zimmerman, Chestnut St Opt. House	330.50	
" " " " Theatre	267.00	
J Fishman Walnut st "	238.00	
Wm J. Gilmore Central "	88.00	
Thos J Kelly. Grand opera house	106.00	
J B Dixon Germans.' Broad st	40.50	
Academy of Fine arts	3.00	
J Heines Arch st	57.00	
J L Carrocos, 11th st opera house	33.00	1163.00
American Dist. Telegraph Co		8.35
Phila Local " "		14.00
J E Kingsley & Co: Parlor C. & Supplies		824.00
Bailey, Banks & Biddle, Souvenirs, Badges, Buttons, Banquet Invitations, Printing &c		1409.80
A J Gardner, Music at Banquet		142.00
Chas. Fox, Floral decorations		335.00
J. H. Hart & Co Cigars		199.75
Jacob Wiener, Serving Banquet		4665.00
		$ 10.314.69
Balance Cash on hand		624.87
		$ 10.939.56

David H Woelpper. Chairman
Stacy Reeves
Wm. Harkness Jr
J. S Thorn
Chas Gillingham. Treas & Secretary

On motion, report of Committee was received and adopted and ordered spread on the minutes

Mechanical Trade School

Mechanical Trade School. Wm. Harkness Jr. Chairman.
Report progress.

Join Com. Auditing Finance & Treasurer

Joint Committee. Finance. Auditing, and Treasurer

Phila Jany. 23-1890

To the Master Builders Exchange.

The joint Committee to assess the value of Corporate Certificates, report as follows:-

Assets.

Cost value of 7th st. Property		76.226.00
Cost of Improvements		71,000.00
Furniture & Fixtures, estimated		2.000.00
Due to Dues &c. #600.00		300.00
Cash in Bank	10.299.82	
" " Drawer	58.03	10.357.85
		#159.883.85

Liabilities

Bonds	100.000.00	
Bills Payable	12.000.00	
3 mos Interest due	1.250.00	
Salaries due	750.00	114.000.00
Excess of assets over Liabilities		#45.883.85

124 members holding certificates of stock at this date, making the actual value of each #370.00

We would recommend that the certificate of membership be placed at #265.=

The withdrawal valuation at #235.=

Murrell. Dobbins, Wm. H Albertson } Finance Committee

Henry Taylor. Secy. Alfred P Shannon Chas. G. Wetter } Auditing Committee

Chas H. Reeves - Treasurer.

On motion, report of Joint Committee, was received, directed to be spread on the minutes, and recommendations adopted. Revision of Building Laws, M B Andrews. Chairman. reported progress. On motion, report received, filed, and directed spread on the minutes.

Presidents report

Report of Board of Directors, D A Woelfsperger, President. was received and, directed to be filed and spread on minutes.

Philada. Jany. 28th 1890.

To the Master Builders Exchange.

Gentlemen.

In accordance with Section 5. Article 6. of our By Laws, your Board of Directors present this, their third annual report for the year ending January 28th. 1890.

Your standing and special committees for the past year have attended to their duties faithfully and efficiently as you will see by their reports. The duties of some, have been particularly arduous, requiring much time and thought. Our building has been completed and all except four of our

offices are rented; and those we think, soon will be.
Our Exhibition Department is progressing very satisfactorily though there are many spaces which have been taken, but the Exhibits not yet in place, and I would urge our members who have not yet placed their Exhibits, to do so at an early date, as it will be of great benifit to the Department to have the spaces filled. Our Mechanical Trade School has not been opened; because there has been so many other matters pressing us, but we hope soon, to be able to open it for the reception of pupils.

The matter of closing windows of property on North side of our new Building, has been placed in hands of our Council.

Change of title from "Master Builders' Exchange" to "Builders' Exchange" has been considered.

Books are insured for $5000. at 1% for 3 years; this to cover loss on property and life. Our Building is insured for $5000.= perpetual. We have had printed two blank forms of application for membership, in different colors, one Corporate and one non-Corporate.

During the past year, we have lost by death, four of our most valued members, Messrs, Jas. B. Cooper, Joseph Chapman, Saml. J. Creswell and Miles King, all of whom were active workers and had the best interests of the Exchange at heart.

Average attendance during the year	59
Total membership at present	287
123. Corporate and 166. Non-Corporate	
admitted during the year, Non-Corporate	44
" " " " Corporate	11
Dropped for non-payment of Dues	9
Resigned	9

Respectfully submitted, (signed) D. A. Woelpper. Pres.

Mr Harris moved that a vote of thanks be given to the Portland Arbuckle Terra Cotta Co for the Terra Cotta Mantle in Exchange Room and to Warren Asphalt Co. for Artificial Stone Pavement. also that an appropriation of $50. be made to the Historical Committee for their use. all of which were agreed to.

Thanks to President

Mr Harris moved that the thanks of this Exchange be given Mr D A Woelpper the retiring President for the able and impartial manner he has presided over the deliberations of this body, in the past year. agreed

Appoint Com. to procure Crayon Picture

Mr Harris also moved that a committee of three be appointed to procure a Crayon Picture of the retiring

President, to be Clerk in the Rooms of the Exchange. agreed to.
and Messrs. D.M. Harris, Chas H Reeves and Wm. Harkness Jr. were appointed the Committee.

New Business — New. Business

Buvinger Amendment — Mr Buvinger moved the following amendment to the By Laws.

Section 2. Article 4.

Add the following: "Any member of the Board of Directors, who has served a full term of three years, shall not be eligible for re-election within one year after the expiration of said term.

Weaver Amendment — Mr. John. J Weaver. offered the following Amendment. to. Article III. Section. 2.

In second line after the word of, strike out the words "March, June, September, and December" and insert the words "January, March, May, September and November" so that the meeting of the Corporation will be held each alternate month (excepting the summer months). Also, that the months for conference meetings of both classes of membership be changed in the note at end of section 2. to read February, April, June, October and December.

John J Weaver.

Reeves Amendment — Mr Chas H Reeves offered the following amendment to By Laws. Article 7. Section 7. Page 76. Strike out all after the word paid, in second paragraph, and insert- "By the parties requesting arbitration, in equal proportion. Withdrawn.

Dobbins Amendment — Mr Morrell Dobbins offered the following amendment to the By Laws. viz- Article 1st Page 67. Mode of application for membership. Insert after the word recommenders, "One of whom shall be of the same trade as the applicant.

Print report Com. on Archts Plans &c — Mr Roydhouse moved that the report of the Committee on Architects Plans and Contracts, be printed and distributed to architects, and referred back to a special Committee to be composed of old members of Committee for revision, before printing. Agreed to.

Transfer Exh. Committee Com. funds — Mr Harkness. Secretary, moved that the balance of $ 62.24 in the hands of the Treasurer of the fund for entertainment of the Third National Convention of the National Associations of Builders held in this City Feby. 1889. be transferred from said Committee, to the use of the Entertainment Committee of this Exchange. Agreed to.

Report of Delegates to — Report of Delegates to 4th. National Convention held at St. Paul

Friday 27. 28. & 29th 1890.

The Secretary briefly reported on behalf of the Delegates to the 4th Annual Convention of the National Association of Builders held at St. Paul on Jany 27th 28th & 29th 1890. that the seven Delegates and five Alternates accompanied by twenty five visitors and by R. Mackenzie, Dist. Passenger Agent of B & O RR, left Phila on Saturday 25th inst. at 8.45 A.M. by special train via B & O RRd. stopping at Baltimore and Washington for the Delegates and visitors from those Cities. After a very pleasant trip, arriving at St. Paul on Monday 27th at 6. A.M. During Monday Tuesday and Wednesday, the Delegates attended the sessions of the Convention, taking a prominent part in debates on all the leading questions, while the visitors enjoyed the courtesies extended by the Builders of St Paul. On Thursday PM, a visit was paid to Minneapolis, where a banquet and other entertainments were provided by the Builders of that City. Starting for home on Friday, stopping in Chicago for a few hours for the purpose of visiting various points of interest, leaving for Home on Sunday at 2.55 PM. arriving in Philada. on Monday evening at 9.20 all perfectly delighted. No accidents having occurred, and every thing being harmonious from the beginning to the end of the trip. The results of the work of the Convention having been printed in detail in the various trade papers, it is hardly necessary to report them here.

Treasurers annual Report was read and on motion was approved, directed to be received, filed and spread on the minutes. as follows

Treasurers annual report

Phila Jany. 15. 1890

Treasurers Annual Report.

To Bal. on Land Jany. 15. 1889.	18.964.88.
" amt rec'd a/c Dues	13.794.00
" " " Corporate fees	4.000.00
" " " Furniture & Fixtures	350.00
" " " Property. Return of Ins. $71.25 $395 Common Scty,	466.25
" " " Bonds	34.000.00
" " " Rent of Rooms	1.075.46
" " " Expense [Bank & Mc Settling	250.00
" " " Use of Gas Stove	6.00
" " " Interest	785.05
" " " Rent of spaces. Effs Dpt.	1.587.29

To amt. rec'd for Donation to Trade School (Mr Cambridge & Co)	100.00	
" " " Sale Photos (Banquet Room)	63.60	
" " " Bills Payable	12.000.00	87.442.53
By amt. paid for Expenses.		
Luncheons (opening ceremonies) $1158.20	1.611.85	
Salaries 2158.24 adv. sub to Papers 360.45	20.29	
Sundries 783.34 Rent $200. Stamps 208.87	47.30 Ice 230.80 coal	
Telephone 120. sub to Dividends 52.60	Photographs 107.-	
Printg & Supplies 439.57 Per Capita Tax $500.	oil 71.20	
Exp. Exh. Com. to Chicago 383.25 Gas & Electric Light 156.95		
Signs 105.25 Donation 50.- Plans of Room 57.-		
Moving safe .25	7.692.36.	
" " Furniture & Pictures	5.442.29	
" " " Exh. Dept. Salaries $415.23	516.67	
Prtg & Supplies 65.63 State & Sundries 669.		
Fire Prof. 90. Painty 89.34 Sundries 340.20	1.669.90	
" " " Compensation (return of cuttys	450.00	
" " " Alterations in Building	2.220.71	
" " " Property a/c	579.47	
" " " New Building	52.084.67	
" " " Interest. Bonds $150.- Notes 207.-	4.357.00	
" " " Insurance	824.00	
" " " Taxes	1.195.06	
" " " Water Rent	52.55	77.084.68
Balance on hand Jany. 15- 1890.		10.357.85

print reports Mr Black moved that all reports of Committees, officers &c be printed in Pamphlet form, and sent to all members of the Exchange: Agreed to

adjd On motion adjourned

Wm D Cartlidge
Secretary

---

stated conference meeting Jany 25. 90 by introduces President elect

Phila Jany. 25. 1890

A stated conference meeting of the Master Builders Exchange was held on the above date at 1.30. o'clock. P.M. at their rooms 156 N. So. 7th St. In the absence of the retiring President, Mr. D A. Woelpper, the Secretary called the meeting to order and introduced the President elect, Mr Stacy Reeves, who upon taking the chair made the following remarks. after calling the roll, showing 131. members present.

Presidents remarks.

Gentlemen.

President's remarks

Having been selected by your Board of Directors, to the very Honorable position of President of this Exchange permit me to say, (on this, the occasion of my presiding for the first time over your deliberations) that I approach its duties and responsibilities with much doubt of my ability to meet in even a fair degree, your reasonable expectations and, with no hope of approaching the high standard attained by my predecessors in this chair and can only promise, that so far as my ability permits, to serve you honestly and faithfully: And on the threshold of its duties, I most earnestly solicit your kind and indulgent judgement for my errors of commission or omission that may befall me in their discharge.

This gathering to day, being what is known in our By Laws as a conference meeting of both classes of membership, Corporate and Non-Corporate.

I desire, with your permission (and at the risk of repeating what perhaps is known to most, if not all of you, to state some of its objects) (aside from its social features, as I understand them, as follows.

To inform in an official way, the entire membership, of what has and is being done for the advancement of Exchange interests: and, to bring about a free and full interchange of views on any and all subjects in which we have common interests as members of the Exchange. It is therefore competent for this meeting to propose, discuss and act upon any matters not inconsistent with the purposes of the organization; Such action, however, to be confirmed at a subsequent meeting of the Corporation, before it can become binding. I trust therefore, that any one having anything to offer that ~~may~~, in his judgment, will be of any advantage to the Exchange, will feel free to offer them for such action as this meeting may desire to take.

President's report

On Dec. 7th. 90. Delegates were elected to attend the Seventh Annual Convention of the National Association of Builders held at St Paul, Jany 27. 28 & 29-1890., who attended the Convention and performed their duties in a very satisfactory manner.

On Jany 21-1890 a special meeting of the Corporation was held, to consider subjects that would come before the

the National convention at St. Paul, in order that the Delegates and Alternates might have the sentiment of the Corporation to guide them.

Our Annual Meeting was held Jany 28. 90. at which seven Directors to serve for three years, were elected and one to serve the unexpired term of Saml. J Creswell, deceased, as follows. For three years, Wm. Gray, Charles Gillingham, Wm. Harkness Jr, Chas H Rieve, Samuel Hart, Wm S. McGinley, Jacob Mayer.
For unexpired term of S. J. Creswell; Chas P Bancroft.
Then adjourned to Feby. 4. 1890. when reports of the Directors, and Standing and special committees for the year 1889. were read and directed to be spread on the minutes, printed in pamphlet form and sent to all members of the Exchange.
Treasurers annual report was also read and directed to be spread on the minutes.
Average attendance during the year - 59.
Total membership 287.
123. Corporate. 164. Non-Corporate
Admitted during the year- Non-Corporate 4
" " " " Corporate 11
Dropped for non payment of Dues 9
Resigned 9.

Gillinghams Resolution on Furness Evans & Co

The first business before the meeting, was the following Preambles and Resolutions, presented by Mr Charles Gillingham. viz
Whereas: Messrs Furness Evans & Co, Architects of this City, have recently prepared plans and specifications for the erection of certain buildings, to constitute a part of the institution, known as the Williamson Free School of Mechanical Trades, and
Whereas: Upon the perfection of said plans and specifications, which it is generally understood, were accepted by the Trustees of said institution, the aforesaid architects invited seven general contractors to bid upon said plans and specifications, with the implied understanding that the contract would be awarded in one general contract, and
Whereas: The seven general contractors invited numerous sub-contractors in the different branches of the Building business, to submit estimates for the work in their respective lines. and

Whereas; Both sub-contractors and general Contractors have submitted the bids for the building above refered to. and
Whereas; That since the aggregate bids of the General Contractors have been submitted, the Messrs Furness Evans & Co, Architects have invited the sub-contractors to submit a further bid in detail for the same work. and
Whereas; This mode of procedure is in direct violation of Rule 12. of the code of Rules and Conditions as prepared by the Master Builders Exchange of Philada, and submitted to the Philada. Chapter of Architects and approved by them, Therefore be it
Resolved; That it is the sense of this Exchange, that the action of Messrs Furness Evans & Co, Architects, is to be deplored and disapproved. also be it
Resolved; That Messrs Furness Evans & Co, be requested to withdraw their invitations to the Sub Contractors, and award the Contract to one of the seven general Contractors, upon their bids as already submitted. Also be it
Resolved; That this Exchange recommend its members to decline to submit further bids under these conditions.
Which was duly seconded by Mr Chas. L. Carman.

After considerable discussion which was participated in by a great many members, Mr Roydhouse offered the following substitute. which was seconded by Mr Byrd.

Roydhouses substitute

Resolved; That it is for the best interest of all Contractors that all work should be done by Contractors direct for owners; thereby giving all an opportunity to deal direct with owners and, the material men an opportunity to Lien. This action of Furness Evans & Co, is a step in the right direction and should be encouraged. Withdrawn.

Weavers Resolution

Mr Weaver moved that the further consideration of the subject be postponed and refered to the standing Committee on Architects Plans and Contracts.

Buringer amends

Mr Buringer amends that every general contractor be requested to withdraw their bids if they have not been opened.

Welter amends

Mr Welter further amends that a committee of seven general contractors, be appointed to wait upon the Architects, and report at a subsequent meeting to be held on Thursday, next.

Carman amends

Mr Carman amends, that Sub Contractors refrain from bidding until after the committee reports. which was withdrawn. Mr Weaver withdraws his motion for the present.

Roydhouse asks permission to withdraw substitute

Mr Roydhouse asks permission to withdraw his substitute. objection

to motions

being made, Mr Hart moved that permission be granted Mr Roydhouse to withdraw substitute offered by him. which was agreed to.

arris
bstitute

Mr Harris offered the following substitute: That it is the sense of this meeting, that Rule 12. be enforced. Declared out of order as not being germain to the subject.

ter
throws motion

Mr Walter withdraws his motion.

The Secretary then read the following letter from Furness Evans & Co.

rness Evans &

ks for proposals

209. So. 3d st. Phila. Feby. 21-1890

Dear Sir

You are hereby invited to give us an estimate on the "Painting and Glazing" required in the erection of certain buildings for the Williamson Free School of Mechanical Trades, at Williamson Station Delaware Co. Pa.

The plans and specifications can be seen at our office. The bids must be at our office on Saturday, March 1st, 1890, at or before 12. oclock. Noon.

The right to reject any and all bids is reserved.

Very Respectfully yours
Furness Evans & Co
Architects

(signed)

ver renews
Motion

Mr Weaver renews his motion to refer to Committee on Architects Plans and Contracts, and adds, to report on Thursday next, at a meeting to be called for that purpose.

illiams calls
vious question

Previous question was called by Mr Williams of Messrs Williams & Co. Not seconded.

ter calls
vious question

The previous question was then called by Mr Walter, duly seconded, and agreed to.

Mr Weavers motion was then again read, and agreed to.

lingham's
otion

Mr Gillingham moved that all bidders be requested not to send in their bids until after the meeting on Thursday next. agreed to.

djn to

Mr. Weaver moved that when we adjourn, it be to 1.30 P.M. on Thursday next 27th inst.

ty write
rness & Co

Mr Hart moved that the Secretary be directed to write to Messrs Furness Evans & Co. asking when and where it will be convenient for them to meet the Committee on Architects Plans and Contracts. agreed to.

djd.

No further business, on motion adjourned at 4- P.M.

Wm D Cartwright Jr
Secretary

adjourned conference meeting Feby. 27. 1890

Phila. Feb. 27. 1890

An adjourned conference meeting of all members of the Master Builders Exchange was held on the above date at their rooms 15 to 24. So. 7th St. at 1.30 Oclock. Pres. Stacy Reeves President in the chair. on motion of Wm. Harkness Jr Secretary, the calling of the roll was dispensed with and the Superintendent instructed to note the members present.

Present

members present - 122.

minutes

Minutes of last meeting were read and approved.

Report of Com. on Archts. Plans & answer of Furness Evans & Co

The committee on Architects Plans and Contracts submitted letter of Furness Evans & Co as their report. which is as follows.

Phila. Feby. 27. 1890

Respectfully returned to the Standing Committee on Architects Plans and Contracts of the Master Builders Exchange of Phila. This communication has been received, but, at so late an hour that we can only reply:-

That as a preliminary to any possible future discussion, we beg kindly to be informed in what way we are amenable to the Rules of an organization to which we do not belong. and furthermore should more information be demanded we must (as we are merely acting under instructions) respectfully refer you to our principals.

We have the honor to be

Gentlemen

Very Respectfully

Your Obedt Servants.

(signed) Furness Evans & Co

Architects

Spread report on minutes

Mr Byrd moved that the Repat and Correspondence be spread on the minutes. Agreed to.

Harris moves Reference

Mr Harris moved that the Committee wait upon the Trustees of the "Williamson Free School of Mechanical Trades" for further information.

Myers amend not agreed to

Mr Myers moved to amend, to refer to a Special Committee of Five, to report at future time. amendment not agreed to and the original motion of Mr Harris was agreed to.

Harris motion agreed to

Harris motion

Mr Harris moved that it is the sense of this

organization that no further bids be sent in by members of this Exchange, on the plans and specifications of Furness Evans & Co until the answer of the Trustees of the Williamson Free School of Mechanical Trades is received.

d. amends withdraws it: d original ion agreed to.

Mr. Byrd amends that the Seven general Contractors be requested to withdraw their bids, pending this action Withdrawn, and original motion agreed to.

Gillinghams Motion

Mr. Gillingham moved that when the Committee on Architects Plans and Contracts are prepared to report, it report to a meeting of this body.

Agreed to

ph. inform embers

On motion, the Superintendent was directed to inform all members not present, of the action of this meeting. agreed to.

adlys esolutions

Mr Bradley offered the following resolution - viz Whereas: It is the custom of the Architects of Philada. to specify Iron manufactured by certain individual firms, and, Whereas: No material benefit accrues from such specifications except to the individuals specified, but an injustice to other manufacturers and dealers in equal grade goods and also to contractors and sub-contractors, therefore.

Resolved: That the committee on Architects' Plans and contracts, be instructed to confer with the Philadelphia Chapter of American Institute of Architects with the view of so arranging specifications on this point as to permit a healthy business competition by all dealers in equal grade of goods

Chas. A. Leas & Son — Walter D Bradley
J Rex Allen — D Pancoast & Co
H. McInnes — Jos. D Kerbaugh & Son

agreed to. and referred to committee on Architects Plans & Contracts

djd

on motion adjourned to meet at the call of the chair.

Wm Harkness Jr.
Secretary

Adjd conference.

Phila. March 1– 1890

Meeting March. 1– 90

An adjourned conference meeting of all members of the Exchange was held on the above date, at 1886 Nos. 30 & 4th. at 1-30 oclock P.M. Stacy Reeves, President in the chair

On motion of Wm Harkness Jr, Secretary, roll call was dispensed with, and the Superintendent was directed to note members present.

present

Superintendent reported 110. members present

The Committee on Architects Plans and Contracts, reported as follows.

Report of Committee on Archts. Plans & Contracts. on Furness Evans & Co

Philada March 1– 1890

To the President; officers and members of the Master Builders Exchange.

Gentlemen:–

Your committee on Architects Plans and Contracts, to whom was referred the complaint that Rule 12 of the Exchange had been violated, would respectfully state, that after carefully considering the reply of Messrs Furness Evans & Co. referred to them, they prepared the following letter (a copy of which is herewith annexed) to the Trustees of the Williamson School and forwarded the same per hands of our Secretary. They would also state, that your Committee had a personal interview with the Board of Trustees of the Williamson School and received the following letter from the Trustees (herewith annexed). Your committee also replied to Messrs Furness Evans & Co (copy attached) In conclusion, your committee beg leave to report: That in view of the above facts contained in the letter from the Trustees, they recommended the Seven General Contractors to withdraw their bids from the Trustees, keeping them sealed and in the same condition as when presented to the Trustees, and the amount of their bids strictly private and ask that their action be approved. Your committee are also of the opinion that Rule 12, adopted by the Exchange and approved by the Phila. Chapter of Architects, should be sustained.

Respectfully submitted.

Jacob Meyers

Wm Gray

Phila Feby 27. 1890

answer to Williamson Trustees.

To the Board of Trustees of the Williamson Free School of Mechanical Trades.

Gentlemen.

At a stated Conference meeting of the

Master Builders Exchange held on Tuesday Feby. 25th. certain Preambles and Resolutions were presented and read and referred to our Committee on Architects Plans and Contracts.

Said Committee addressed a letter (marked Exhibit A) to Messrs Furness Evans & Co. and received the following answer (marked Exhibit B). We also enclose for your information copy of Rule 12. which it is alleged that Messrs Furness Evans & Co have violated. On Feby 27th., at an adjourned meeting of this Exchange, the letter of Messrs Furness Evans & Co. was read and referred back to the Committee on Architects Plans and Contracts, with instructions to confer with your Board of Trustees for further information.

The Committee thought it best to write you the above facts instead of waiting upon you in a body.

To briefly explain, this organization is of the opinion that Rule 12. has been violated by Messrs Furness Evans & Co in the following manner. viz:- In asking for bids in detail before deciding to accept or reject the aggregate bids previously asked for and received from the Seven General Contractors. Again. This Organization does not object to submitting bids in either way (in the aggregate or detail) but they do object to submitting estimates both ways at the same time, and contend that it is a violation of Rule 12.

As you were not probably aware of the existence of these rules governing the Exchange, we would respectfully ask, whether, in view of the above facts, it is still the intention of your Board to confirm the course pursued by Messrs Furness Evans & Co.

An early reply will greatly favor

Yours very Respectfully

Wm. Harkness Jr. Secretary

for Committee

Answer of Trustees.

Answer of Williamson Trustees

Philada Feby. 28th. 1890

Wm. Harkness Jr

Secretary for the Committee of the

Master Builders Exchange. Phila

Dear Sir

I am directed by the Board of Trustees to say, referring to your communication of the 27th inst. and the statement of your case by your committee, that they asked for bids as well from general as from sub-contractors in pursuance of their duty as trustees

to erect the buildings at the lowest cost consistent with good workmanship.

They felt it to be wise to ~~do~~ having officers connected with the Institution competent to superintend the work, whichever way the Contracts might be awarded, and whilst their course in the discharge of their duty may conflict with the rules of your association, they still believe their action to be in accordance with good business practice, and therefore must decline to change their methods.

Very truly yours.
John M Shrigley
Secretary of the Trustees of the Williamson
Free School of Mechanical Trades

Report rec'd &c. Mr Wetter moved that the report of Committee be received and spread upon the minutes. Agreed to.

Sub-contractors requested to. Mr O'Brien moved that Rule 12 be further sustained by requesting all sub-Contractors who have sent in their bids, to withdraw the same. Agreed to.

Publish Correspondence. Mr Weaver moved that the Secretary have all correspondence published together with the proceedings of this meeting. Agreed to.

There being no further business, on motion of Mr Little, the meeting adjourned.

Wm H Kartnick Jr.
Secretary

Phila. March. 4. 1890

A stated monthly meeting of the Board of Directors of the Master Builders Exchange was held on the ab

ted Meeting
poration
ch. 25. 1890

Phila. March. 25th 1890

A stated monthly meeting of the Corporation (Master Builders Exchange) was held on the above date at their rooms 18 to 24. So. 7th st. at 3. oclock. Pres. Stacy Reeves President in the chair. Calling of the roll dispensed with.

s present

Present. Messrs. Albertson, Allen Jas S & Son, Atkinson Jno. L, Atkinson & Mayhlety, Austin Obilyk & Co, Ballinger & Co, Barber, Black & Son, Boone, Bradley, Brown Jas E, Buringer, Byrd, Carman, Calvert & Co, Conway & Sons, Cox & Son, Cresswell. D. S, Dobbins, Dougherty, Dorsey & Smith, Einwechter & Sons, Eyanson & Son, McFulton & Co, Gillespie J & L, Gray & Sons, Harkness & Bro, Harris & Co, Irvine & Carty, Kemp & Garrison, Kee & Son, Kisterbock & Son, Kister & Orem, Little & Son, McAvoy J B, McCarty Thos, Marshall, Mentzinger & Son, Moyers, O'Brien & Sons, Peoples Bros, Reeves & Sons, Reeves J W & C H, Remick, Reynolds & Son, Read, Rea & Riley, Roydhouse, Shannon & Sons, Slack & Bro, Smith Wm, Stevens & Sons, Taylor Jas L, Taylor & Son, Thorn, Watson & Son, Weaver & Pennock, Webster & Nephew, Whiteside & Sons, Williams & Sons, Williamson, Wolfsper & Co, Total 63.

inutes appd.

The minutes of the previous stated and conference meetings were read and approved.

mmunications

Communications. None.

ommittee Reports

Reports of Committees.

Finance.

Finance. Wm. B. Irvine. chairman. nothing to report.

egislation.

Legislation. Wm. Harkness Jr. Chm. nothing to report.

bitration.

Arbitration. Jno. Kisterbock. Chm. nothing to report.

hts Plans &c.

Architects Plans & Contracts, Jacob Moyers. Chm. nothing to report.

abor

Labor. Wm. Gray. Chm. nothing to report.

rting & Supplies

Printing & Supplies, Wm. H. Albertson. Chm. nothing to report.

ss & Publication

Press & Publication. J. S. Thorn. Chm. Reported that the letter of the Board of Directors had been published in the Press of March 21st in answer to letter of Messrs Turness Evans & Co which appeared on the 18th inst. in the same paper.

m & Rules.

Room & Rules. Chas. H. Reeves. Chm. nothing to report.

ibition.

Exhibition Committee. Chas Gillingham. Chm. Reports that the Exhibition speaks for itself.

embership.

Membership Committee. Thos. H. Marshall. Chm. nothing to report.

plaint.

Complaint Committee. Geo. F. Payne. Chm. nothing to report.

diting.

Auditing Committee Chas G. Wetter. Chm. nothing to report.

ertainment.

Entertainment Committee. F. M. Harris. Chm. nothing to report.

echanical

Mechanical Trade School. Geo. Watson. Chm. Reported that since his return from Europe, the Committee had held a number of meetings. The Executive committee, with others

de School

others, had visited the Trade Schools of New York and Brooklyn; were greatly pleased with what they saw and the manner they were entertained; expect to open the School soon with not less than 100 pupils, probably more, and were at present arranging details. The chairmen of the seven Trades reported subscriptions to the amount of $1000. dollars. After some remarks by Mr Weaver and others, Mr Irvine moved that the Exchange donate $1000. dollars and rent of basement ($1500.) to the Trade School. Mr Dobbins amends to make it $2000.- and rent of basement ($1500), accepted by Mr. Irvine and agreed to.

Subscriptions to Trade School

Mr Geo. Watson offered to be one of Twenty, to subscribe $100. each, with the following result; Murrell Dobbins, Stacy Reeves & Sons, Wm. Gray & Sons, Jno. S Stevens & Sons, Atkinson & Moyhlentz, Frank Williamson, Irvine & Canty, Rush J Whiteside & Sons, each $100. Dollars.

Defered business.

Deferred business. Mr Weaver, moved that the action of the conference meeting, be the action of this meeting. Mr Albertson amends; So far as regards the action on the Williamson School question: accepted by Mr Weaver and agreed to.

Action on the Lime question.

Mr Albertson moves that the action of the conference meeting in refeasing the Resolution on the Lime question to the Committee on Architects Plans & Contracts, be approved. Mr Irvine moved to lay on the table, on which the Yeas and Nays were called, with the following result.

Wm. H Albertson	Nay.	Myers.	Nay	Allen & Son	Yea
Jno. S. Atkinson	Nay.	Shannon & Bro.	Nay	Atkinson & Moyhlentz	Yea
Austin Obdyke & Co.	Nay.	Saylor, J. C.	Nay	Brown J &	Yea
Black & Son	Nay	Saylor & Son.	Nay	Conway & Sons	Yea
Bininger	Nay	Stevens	Nay	Dietrich	Yea
Byrd	Nay	Weaver & Hennick	Nay.	Gillespie J & J	Yea
Carman	Nay.	W. H. Read	Nay	Gray & Sons	Yea
Carrigan	Nay	Chronicle & Sons	Nay	Hart	Yea
Caswell D &	Nay	Coe & Son	Nay	Hinman	Yea
Dougherty	Nay	McCarty Thos.	Nay	Irvine & Canty	Yea
Eyanson & Son	Nay			Kistler & Orem	Yea
Fulton & Co	Nay			McAvoy J B	Yea
Harkness & Bro	Nay			Mentzinger & Son	Yea
Harris & Co	Nay			O'Brien & Sons	Yea
Kemp & Garrison	Nay			Reeves J W & H	Yea
Marshall	Nay.			Rennick	Yea

Roydhouse.	Yea	Woolpper.	Yea
Smith Wm.	Yea	Webster & Nephew	Yea
Stevens & Sons.	Yea	Kistenbock & Son	Yea
Thompson	Yea	Kee & Son	Yea
Watson & Son.	Yea	Wiggins	Yea
Williamson	Yea		

27. Yeas 26. Nays. Laid upon the table

New Business. New Business.

Amendment to By Laws. The following amendment to By-Laws was read by the Secretary. Article 1. Page 67. Mode of application for Membership. "Insert after the word "recommended" on sixth line, the following words: "one of whom shall be of the same trade as the applicant". The Secretary by request, further amends by adding the words "provided there are three members (of the same trade) in the organization. after some discussion the roll was called, resulting as follows. Carman. Yea Dietrich Yea. Hartness & Bro. yea. Eyanson. Yea.

Total Yeas. 4.

Albertson	Nay	O'Brien & Sons	Nay
Allen & Son	Nay	Reves & Sons	Nay
Atkinson J.C.	Nay	Reves J W & C H	Nay
Atkinson & Meyhlety	Nay	Resnick	Nay
Austin Obdyke & Co.	Nay	Roydhouse	Nay
Black & Son	Nay	Shannon & Sons	Nay
Brown J E	Nay	Smith Wm	Nay
Burringer	Nay	Stevens & Sons	Nay
Byrd	Nay	Taylor J C	Nay
Conway & Sons	Nay	Taylor & Son	Nay
Dobbins	Nay	Thorn	Nay
Gillespie J & O	Nay	Watson & Son	Nay
Gray & Sons	Nay	Weaver & Pennock	Nay
Harris & Co	Nay	Williamson	Nay
Hinman	Nay	Woolpper	Nay
Irvine & Canty	Nay	Webster & Nephew	Nay
Kemp & Garrison	Nay	Kistenbock & Son	Nay
Kister & Orem	Nay	Co & Son	Nay
Mc Avoy	Nay	Einwechter & Sons	Nay
Marshall	Nay	Brouse D O	Nay
Mentzinger & Son	Nay	Barber.	Nay
Meyers	Nay		

Yeas 4. Nays. 43. Amendment lost.

Amendment to By-Laws. The second amendment to By Laws was read by the Secretary. Article III. Section 2. page 69.

In the second line, after the word "March," strike out the words "June, September, and December," and insert the words "May, September, and November" (so that the meetings of the corporation will be held on each alternate month, excepting the summer months); also, in the note at the end of Section 2, strike out the words "May and November," and insert the words "June and December."

Roydhouse Amends - Mr Roydhouse further amends "that not less than 24 hours notice shall be given the members of all meetings of the Corporation, Board of Directors and Committees".

Secretary Amends. The Secretary further amends that "The stated monthly meetings of the Corporation shall be held at S. Oclock P.M."

Secretary amdt. agreed to. The question being on the last amendment, offered by the Secretary, it was carried by a vote of 33 yeas to 9 nays.

Roydhouse amdt. not agreed to. The amendment offered by Mr Roydhouse, was not agreed to, and the original amendment as printed and amended by the Secretary, was unanimously adopted.

amendment agreed to. The Secretary then read the Third amendment: viz=

Article IV. Section 2. Page 70.

Add the following sentence to end of section: "No member of the Board of Directors who has served a full term of three years, shall be eligible for re-election within one year after the expiration of said term".

Mr Burringer, who had presented the amendment, asked leave to withdraw it: objected to and, after considerable discussion by a number of members, pro and con, the yeas and nays were called upon the question, resulting as follows.

Black & Son.	Yea	Harris & Co	Yea
Carman	Yea	O'Brien & Sons.	Yea
Dietrich	Yea	Smith Wm.	Yea
Gillespie J & S	Yea	Weaver & Pennock	Yea

Albertson	Nay	Fulton & Co.	nay
Allen & Son	Nay	Gray & Sons	nay
Atkinson J.C.	Nay	Hart & Son	nay
Atkinson & Mayhew	Nay	Hinman	nay
Austin Oblyke & Co	Nay	Irvine & Canby	nay
Brown Jas E	Nay	Kemp & Garrison	nay
Conway & Sons	Nay	Kister & Orem	nay
Creswell D.S.	Nay	McAvoy	nay
Dobbins	Nay	Marshall	nay
Eyanson & Son	Nay	Montgomery & Son	nay

Mayers	nay	Williamson	nay
Reeves & Sons	nay	Woolpaper	nay
Reeves J W & C A.	nay	Webster & Nephew	nay
Rennick	nay	Wood	nay
Read	nay	Christabock & Son	nay
Ryedhouse	nay	Kee & Son	nay
Stevens & Sons	nay	Wiggins	nay
Taylor J C	nay	Coe & Son	nay
Taylor & Son	nay	Bonse D O	nay
Thorn	nay	Barber A B	nay
Thompson	nay	Hartness & Bro	nay
Watson & Son	nay		

Yeas 8. Nays. 44. Amendment lost.

Treasurers Report.

Treasurers report was then read and on motion directed to be received, entered on the minutes and filed.

Treasurers Report March 25th 1890.

To. Balance on Hand Jany. 15. 1890.		# 10.357.86
" amt rec'd a/c Exhibition Dpt. Rent of spaces		1.644.88
" " " " Interest		15.47
" " " " Rent of offices		1.185.75
" " " " Dues		7.017.50
" " " " Property (Iron Posts)		6.03
" " " " Expenses Exchge (use of Gas stove)		12.00
" " " " Corporate fees		1.265.00
" " " " Furniture & Fixtures (old Boxes)		9.72
" " " " Exh. fund. (Bal. convention fund	624.87	# 22.139.07
By amt. Paid a/c Expenses Exchge. Tel. 25.66 cigars 63- Luncheon 185- arch. com. 45- Del. St Paul 4.20 Nat. Conv. 50- Manila 171.14 Salaries 279.32 Sundries 60.06		1.301.18
" " " Expenses Exhib. Dpt. Sundries 74.79, Salary 300. Scaffolding 11.30 Bricklaying 66.- Petty cash a/c 44.72		496.31
" " " Expenses Bldg. Soap 4.66 Coal, Elect 69.20 Light 96. Salary 275.50 Gas 59.55 Water Rent 185. Sundries 26.72		716.07
" " " Furniture & Fixtures Exchge		415.70
" " " " " Bldg.		174.14
" " " " " Mech. Trade School		21.25
" " " Printg & Supplies Exchge		80.11
" " " " Exhibition Dpt		227.68
" " Return of Corp Certif. Henry Taylor		235.00
" " New Bldg. Phil Exhst. 2604.55 Ventilator Co, 909.50 Stokes & Parish Wm Gray & Sons 520.83, A G. Buvinger 1137.34	2812.25	6.479.69
Balance on Hand Mch. 25. 1890		# 15.659.38

Chas A Reeves

Treasurer

Historical. Com. report

Report of Historical Committee. D. M. Harris. Chairman, reported having attended to the duties assigned them in procuring a portrait of the late President and, in presenting same, made a brief address eulogistic of the retiring official, who responded briefly in a few appropriate remarks.

Thanks to Committee, Membership & Attendance

Mr Remick moved that the thanks of the Corporation be tendered the Committee, which was agreed to.

The President announced, that the Total Membership of the Exchange was 288. Corporate 128. Non Corporate. 160. Average daily attendance for March. 89½.

adjd.

No further business, on motion adjourned.

Wm Harkness
Secretary

Stated Conference. April 23. 90

Philada April 22d. 1890

A stated conference meeting of all members of the Master Builders Exchange was held on the above date at 18. to 11. so. 7th st. at 1.30. P.M. President Stacy Reeves in the chair.

Present.

On motion of the Secretary, the calling of the roll was dispensed with and the Superintendent directed to note the ~~numbers~~ present. Total present 158.

The reading of minutes, was also dispensed with.

Communication from Sayward.

Communication from Wm. H. Sayward Secty of the National Asso. of Builders to the Secretary of this Exchange, was read, "saying that he was pleased to learn that we had not stopped improving the appearance as well as the usefulness of our Exchange: That on the floor of the Boston Exchange, he had heard a number who had recently been in Philada; speak of the Phila. Exchange in glowing terms: That in the matter of Trade Schools, Philada. is far ahead of any Exchange in the country and has set the mark high for the rest to follow: That he was proud of the Phila. Exchange, and that he was trying to get up an excursion of about 25 or 30 of the Boston members, to visit Phila. on purpose to see our building.

Legislative Com. report

Legislative Committee, Wm. Harkness, Chm, reported decision of Supreme Court, in relation to Sub-Contractors and Mechanics Liens, publish

in Ledger of this A. M. as follows.

Mechanics Liens - Sub-Contractors.

ecision on
n Laws.

The Supreme Court, yesterday, in the case of Schneider versus Galland, appellant, from the Common Pleas of Lackawana County, decided that a stipulation against the filing of Mechanics Liens, contained in a contract between owner and builder, is binding upon sub-contractors as well, and takes away their right to file liens against the building.

embership
n. report

Membership Committee, Thos H Marshall, Chairman, reported, that since last meeting, the membership committee had approved of six corporate and 3 non-corporate applications.

tertainment
n. report.

Entertainment Committee, J. M. Harris, Chairman, reported having entertained a number of visitors from other Exchanges, including Ex. President Scribner of St. Paul, and 1st Vice President McAllister of Cleveland.

echanical
de School.
n. report.

Mechanical Trade School. Committee, Gen. Watson. Chm. reported that the Twenty names willing to subscribe $100. each, had been secured; that nearly all had paid, and there was about $6500. in the Treasury. The committee are fitting up the various departments and hope to have them ready at an early date.

All other committees had nothing new to report.

ew. Business
esident-
ports.

New Business.

The President made a brief statement of what had been done by the Board of Directors and Corporation since last meeting, as follows viz.

Assessment of National Association of $3- per Capita on 286 members in good standing, amounting to $858- has been paid.

Mr Theodore Adams, has presented this Exchange a bound volume of Central Park Apartment houses Central Park. New York.

ext days
ekly is closed.

This Exchange will be closed on the following Legal Holidays: 4th of July, Thanksgiving, Christmas and New Years.

Building Committee have been authorized by the Board of Directors, to obtain estimates for Electric Plant.

No further business, on motion adjourned.

Wm Hartung Secretary

214

Special.
Corporation
4 mo. 22. 90

Phila da. April 22d. 1890

A special meeting of the Corporation of the Master Builders Exchange, was held at their rooms 18 to 24 So. 7th St. ab. 2. P.M. on the above date. President Stacy Reeves in the chair.

Present.

On motion, Roll call was dispensed with and the Superintendent directed to note members present. Total present. 76.

Object of meetg.

The President stated that the object of the meeting was, to act upon a resolution offered at a meeting of the Board of Directors, held April 1. 1890.

Privilege of floor granted

On motion of the Secretary, the privilege of the floor was granted to all members of the Exchange and representatives of the press.

The Secretary then read the object of the meeting as follows. viz

Object of meeting.

The subject of having and Entertainment and sending special invitations to Architects was considered and Mr Harris moved to amend: "give the Exhibition Committee full power to act, prepare collation &c and that the Trustees of the Williamson School be invited." Mr Chas. H. Reeves, amends, "that the whole subject be referred to special meeting of the Corporation. agreed to. Mr Gillingham, Chairman of Exhibition Committee, made a statement explaining what the Exhibition Committee desired to do.

Exhib. Com. request granted

Mr. Harris moved that the request of the Exhibition Committee to invite the Architects and such other members as they see fit, be granted, with power to act. After remarks on the subject, were made by messrs Harris, Weaver, Allen, McCoach and Chairman of Committee, Gillingham, it was agreed to.

adjd.

No further business
On motion Adjourned

Chas H Reeves
Secy

poration
ed mtg
y. 27. 1890

Phila May 27-1890

A stated meeting of the Corporation of the Master Builders Exchange was held at their rooms 18 to 24. So. 7th st. on the above date at 8. Oclock. P. M. Stacy Reves, President in the chair. Calling of the roll was dispensed with, and number of members present, noted as follows.

s. present-

Messrs. Austin Obdyke & Co, Carlisle & Son, Cresswell D. S, Black & Son, Dougherty, Cyanson & Son, Harkness & Bro, Haris & Co, Irvine & Carty, Kemp & Garrison, McCarron, Marshall, Mentzinger & Son, Prince, Reves & Sons, Reves J W & C H, Pennick, McCarty Thos, Thorn, Watson & Son, Weaver & Pennock, Williamson, Wolfsper, Ballinger & A. Total 24.

utes appd.

Minutes of last stated, conference, and special meetings, were read and approved.

mmunication from ayward

Communications.

One from W. H. Hayward. enclosing newspaper clipping in relation to Freestone contractors association formed in Boston. Directed to be put on Bulletin board.

lint

One from H. H. Glint, of Willimantic connecticut. relative to the efudation of Sulphate Magnesia on brick walls. Directed to be put on Bulletin Board.

orts. Com.

Reports of Committees.

nance -

Finance Committee. Wm. B. Irvine, chm. reported having procured portraits of the first Board of Directors and charter members.

gislation -

Legislation. Wm. Harkness. Chm. nothing to report.

hts. Pls & C.

Architects Plans and Contracts. Jacob Meyers. Chm. absent.

bor.

Labor. Wm. Gray. chm. Absent.

tg & Supplys

Printing & Supplies. Wm. H. Albertson. Chm. Absent.

ss & Pub.

Press and Publication. J. S. Thorn. chm. nothing special.

om & Rules

Room and Rules. Chas. H. Reves, Chm. reports as follows.

Excursions

Your room Committee, having the welfare of the Exchange always in mind, believe that the sociability and harmonious feeling now existing between its members, could be still further intensified by the institution and inauguration of a series of short and cheap excursions, of a day or half days duration, and allow the members to invite their friends to accompany them upon such trips. Therefore, with this object in view, we offer the following resolution - That on Tuesday June 10th 1889. the Exchange indulge in an outing, by chartering the Steamer John

A. Warner, or some other suitable boat, to leave the City at or about 12. O.Clock, noon, go down the river Delaware to Sea Breeze or Ship John light: and return in the evening by moonlight; if there should be any.

Also, to have music on the boat. Also, to provide a standing lunch, consisting of Salads, cold cuts, Clam-Chowder, Coffee, Ice Cream and Segars, and be served from 2 until 8. oclock. P.M.

In projecting this scheme, we have posted ourselves on the probable cost of such a trip, and find that the John A. Warner can be chartered on that day for Two Hundred Dollars, and should 250 tickets be sold, the cost for each person would be $2.50 which would pay for the Boat ride, the Lunch, segars and music, but no liquors. The boat is provided with a bar and any who might desire to refresh themselves with a glass of beer or a bottle of wine, would have an opportunity of doing so at their own expense.

We would suggest that the number of tickets be limited to 500 unless it is thought desirable to take a larger boat: the Republic for instance, which could be chartered for $450.00.

Black. Moves. Mr Black moved that the question be laid over until
Watson amends next Conference meeting. and Mr. Watson further amends
to refer to Room Committee, with power to act, adding Mr
Irvine amends. Woelpper. Mr Irvin amends, that no expense be
incurred by this Exchange. Question on Irvine's
Irvines. amd. lost amendment. was then called. Yeas 11. Nays 14.
The President voted Nay and declared the amend-
Watson's amd. and original motion as amd. agreed to. ment lost. Mr. Watson's amendment was agreed
to, and the original motion as amended, carried:
Exhibition Committee. Chas. Gillingham, chm. Absent.
Membership Membership Committee, Thos. H. Marshall. Chm. reports
that they had approved 10 applications for Non. Cor-
porate membership and 1 Corporate, since last meeting
Complaint Complaint Committee. Geo. D. Payne. Chm. absent.
Entertainment Entertainment Committee, T. M. Harris Chm. reported
having entertained visitors from five states, all of whom
were pleased with the courtesies extended them.
Trade School. Mechanical Trade School Committee, Geo. Watson Chm.
reported the Prospectus ready for distribution.
Historical Historical Committee. T. M. Harris. Chm. reported progress.
Defered Bus. Defered Business.

ck inquires Mr Black inquired why the annual report had not been printed as directed, which was explained by the President and Secretary.

s Business. New. Business.

ris on meeting Mr Harris spoke of the small meeting and absence of Chairmen of important committees, which was accounted for from the fact of notice having been sent out 10 days previous to meeting as called for when amendments to By Laws are to be acted upon.

endment By Laws The following amendment to By Laws was then considered. in pursuance of the following notice.

Phila May 14-1890

A Stated meeting of the Corporation (Master Builders Exchange) will be held on Tuesday evening, 27th inst., at 8 o'clock, at their rooms, 18 to 24 So. 7th St. for the transaction of such business as may be presented.

The following amendment to By-Laws will be acted upon:-

Article 11., page 69. Strike out all after the word Directors, on seventh line, to end of section, and insert the following words; "and the Auditors shall be appointed by the President from members of the Corporation who are not Directors".

Very Respectfully
Wm. Harkness Jr
Secretary

ris moves, Mr. Harris moved their adoption as read. Mr Irvine
ine amends, amends, That the section shall read That none of the officers shall receive any compensation, except the Secretary. accepted by Mr Harris and Agreed to.

cretary on tes. Directors The Secretary called the attention of the Corporation to the fact that the Photographs procured by the Finance Committee, was not in accordance with original resolution.

ris moves. Mr Harris moved, that all pictures, not in accordance with said resolution, be removed from the frame. Mr

ick amends Rorrick amends," that it is the sense of this meeting, That the words "First Board of Directors", means those first elected. accepted by Mr Harris. and, agreed to.

greed to

Weavers Mr Jno. J. Weaver offered the following Preambles and

Resolutions Resolutions.

Williamson Whereas: The character and object of this Master Builders

ol. Builders Exchange, is for the protection and encouragement of the building interests in the City and County of Philadelphia and as it has adopted certain By Laws, Rules and Regulations which are binding on all its members, and.

Whereas:- In the matter of bids for the Williamson School Buildings, it is reported that certain members of the Exchange have violated said rules, and as such action, if true, is not only detrimental to the interests of the law abiding members but also the building interests of the City, therefore be it:-

Resolved: 1st That the Board of Directors is hereby instructed to inquire regarding the correctness of the above report.

2d If found to be true, the Board of Directors shall within ten days, summon said violators of the rules of the Exchange to appear at a special meeting to be called for the purpose, and show cause why they should not be expelled from the Exchange.

Joys motion lost.

Mr Joy moved to lay on the table. The Yays and nays were called, and resulted as follows.

Austin Obdyke & Co.	Yea	Black & Son	Nay
Carlisle & Joy	"	Dougherty	"
D. S. Creswell	"	Eyanson & Son	"
Irvine & Baily	"	Harkness & Bro	"
Kemp & Garrison	"	Harris & Mc & Co	"
Jno S Riniw	"	McCarron	"
J. W & C. A Reeves	"	Marshall	"
J. S. Thorn	"	Mentzinger & Son	"
Watson & Son	"	Reeves & Sons	"
Williamson S.	"	Remick	"
Woolpper D A	"	Weaver & Pennock	"
		Ballinger D A	"
		McCarty Thos	"

Yeas 11. Nays 13. Lost.

Harkness substitute agreed to.

Mr Harkness offers the following as a substitute Resolved; That it is the sense of this Corporation that if any member of this Exchange, submitted bids upon the Williamson School after the passage of the resolutions requesting members not to bid (unless they were assured that bids were only being received in accordance with Rule 12) be requested to resign Mr Reeves moves that resolution be referred to Board of Directors to report at next meeting. Agreed to.

Treasurers Report.

Treasurers report

To Bal on hand Mch 25. 1890	15.659.38
" amt rec'd for Dues	2.810.00
" " " Extra 25th rent of space	1.863.93

	amt brot fwd	20.333.31	
To amt. rec'd a/c	Corporate fees	795.00	
" " "	Rent of rooms	1.233.47	
" " "	Bills Payable	9.500.00	
" " "	Interest	.87	31.862.65
By Expenses Exchge		1.829.00	
" Interest		2.677.84	
" Exchge Dept		929.75	
" Expenses Bldg.		560.96	
" New Building		9.239.75	
" Corporate a/c	(certificates)	235.00	
" Printg & Supplies	Exchge	86.15	
" Mechl. Trade School	(Bal).	77.15	
" Furniture & Fixtures	Bldg.	13.17	
" " "	Exchge	73.07	
" Property a/c		24.00	
" Bills Payable		12.000.00	
" Supplies Bldg.		5.00	27.750.84
	Bal. 5 mo 27. 1890		$ 4.111.81

signed Chas. H. Reeves
Treasr.

on motion, Treasurs report was received and directed to be spread on the minutes and filed.

Pt. announces death of Wm. Armstrong.

The President, in a few fitting remarks, announced the death of Mr William Armstrong, one of our non-Corporate members. and Mr Harris moved that a minute be made of the same. Agreed to.

send notices of meetings

Mr Irvine moved; that hereafter, when notices of amendments are sent ten days prior to meeting, a subsequent notice shall be sent twenty four hours previous to the meeting. agreed to.

membership

Total membership 294
Corporate 133
non-Corporate 161

Attendance

average attendance. May. 84

adjd.

on motion adjd.

Wm D Parkinson
Secretary

Stated Conference meeting 6 mo. 24. 90

Phila. June. 24. 1890

A stated conference meeting of all members of the Master Builders Exchange was held on the above date at their rooms 18 to 24. So. 7th st. at 1.30. P.M. Stacy Reves, President in the chair.

Present. Present 146 members.

Secty Pro Tem. In. Wm. Harkness, secretary being absent, Mr Chas Gillingham was unanimously elected Secretary Pro. Tem.

Roll not called. On motion, calling of the roll was dispensed with and the Superintendent directed to note the members present.

Minutes. appd. Minutes of last meeting were read and approved.

Communications. Communications.

Sayward One from Mr Wm. H. Sayward, Secty of Nat. Asso. of Builders, saying "that it was his intention to visit as many of the Exchanges as possible in the near future and would like to adjust the trip to suit the various associations as much as may be." and requesting to know what months a visit from him would be most desirable.

Committees Reports. Committees reports

Finance. Finance. Wm. R. Irvine. Chm. nothing to report

Legislation. Legislation. Wm. Harkness. Chm " " "

Arbitration. Arbitration Jno. Kisterbock, Chm. " " "

Archts Plans & C. Architects Plans & Contracts, Jacob Meyers. Chm. " " "

Labor. Labor. Wm. Gray. Chm. " " "

Printg & Supply. Printing and Supplies. Wm. H. Albertson. Chm. " " "

Press & Pub. Press & Publication, J. S. Dorr. Chm " " "

Room & Rules. Room & Rules. Chas. H. Reeves. Chm reported complaint about parties, not members of the Exchange calling to see members, and by them invited on the floors and remaining after transacting their business with the member called for. Mr Reves requested that members, having invited such parties on the floor, would see that they did not remain in the room unnecessarily, after transacting their business.

Exhibition Room. Exhibition Room. Com. Chas. Gillingham, Chm. reported that the Entertainment given to the architects has shown satisfactory results by an increased interest in the Exhibition Room by the architects and a general expression on their part as to the usefulness of the enterprise.

Trade School. Trade School. Geo. Watson, Pres. reported that Trade school Prospectus were printed and ready for distribution and that they proposed to open the school about the first of September. Have many applications for instruction. She had received a letter from Col. Richd. L. Auchmuty saying he was glad to see that Philada. was to do better than New York.

President reports The President reported that Photographs of the first Board of Directors had been procured and hung in the Directors room. Also, that Article 11. Page 69. of By Laws. had been amended, so that it will read: "That none of the offices shall receive any compensation, except the Secretary. Wm. Armstrong, one of our members has died since our last meeting. Large cards containing the names of members, arranged according to their business, have been mailed to each member of this Exchange, the Architects of the City and the Builders Exchanges of the County.

our membership is 298.

Corporate 133

Non-Corporate 165

Attendance May. 81. June. 71 1/3.

tion on motion. Mr. Geo. Watson, made some appropriate remarks eulogistic of Mr Wm. Armstrong, deceased.

adjd. On motion adjourned.

Charles Gillingham
Secretary Pro. Tem.

Special meeting Phila. Sept. 9- 1890

poration A special meeting of the Corporation of the Master Builders Exchange was held on the above date at their rooms 18 to 24 So. 7th St. at 1.30 o'clock P.M. Stacy Reeves, President in the chair.

Co present- Members present. Messrs. Albertson, Allen & Son, Atkinson E.L. Atkinson Jno, Atkinson & Mayhlenty, Black & Son, Bevinger, Coulomb, Cubberly, Eyanson & Son, Garber, Gray & Sons, Harkness & Bro, Harris & Co, Irvine & Canty, McCarron, Marshall, Meyers, Reeves & Sons, Reeves J.W. & A. Riley, Smith, Stevens & Sons, Thorn, Watson & Son, Weaver & Pennock, Weil & Sons, Williamson, Woelpper & Co, Slack & Bro, Hulin, Conway Wm, Wiggins, Ballinger J.A, Barber

Boorse, Hancock, ~~McCarty~~, Miller, Sunderland, Total. 39.

Object of meeting. The President stated that the object of the special meeting was in pursuance of a resolution adopted by the Board of Directors at their last meeting, for the purpose of considering the subjects Sub-Contracting and Arbitration which had been referred to Committees of the National Association at the last Convention held in St. Paul. As a mid-year meeting of the Board of Directors and Committees of the National Association was to be held in the City of New York on September 22nd, it was deemed advisable to obtain the sense of the Corporation on the above subjects for the information of members of the Philadelphia Exchange who were on the said Committees.

First business Sub-Contracting. Harris moves. The President announced that the first business in order was Sub-contracting. Mr Harris moved that this Corporation is in favor of sub-contracting, which was seconded by Mr Watson. After remarks by Messrs Harris, Watson Irvine and Goldsmith Mr Chas. H. Reeves offered an amendment:—

Chas H Reeves Amends. That this Corporation deem it ~~deem it~~ inexpedient to take any action, but, recommend that the subject be left to each local organization.

Reeves Amendt Agreed to. After remarks by Messrs Hancock, Waelpper and others, the amendment was agreed to.

Orginal Motion as amen. agreed to. The original motion as amended was then put and agreed to.

Next Subject Arbitration. The next subject in order, was Arbitration, which was argued by Messrs Waelpper, Harris, Allen and others.

Weavers Motion Agreed to. Mr. Weaver offered a resolution Re-affirming the "Declaration of Principles as promulgated by the National Association of Builders, which was agreed to.

Adjourned. No further business, the meeting adjourned at 3.30 P.M.

Wm O Martin Jr
Secretary

Corporation

Phila. Sept. 23. 1890

Stated meetg

Sept. 23-1890

A stated meeting of the Corporation (Master Builders Exchange) was held on the above date at their rooms 1520 N. So. 7th st at 8. oclock. P.M. Geo. Watson. First Vice President, in the Chair.

Members present.

Present. Messrs Allen & Son, Atkinson Jno, Atkinson & Mayhlenty, Black & Son, Buringer, Byrd, Carrigan & Son, Conway & Sons, Coulomb, Dobbins, Fulton & Co, Garber, Hart & Son, Irvine & Carty, Kemp & Garrison, Linton & Fowler, Marshall, Payne & Co, Reeves J W & C H. Renick, Read, Roydhouse, Shannon & Sons, Smith, Thorn, Watson & Son, Weaver & Pennock, Whiteside & Sons, Will & Sons, Williamson, Flood Thos H., Slack & Bro. Wood, Ballinger J. A, Boorse, Einwechter & Sons, Kirkpatrick Bros, Hancock, McCarty, Melody, ~~Hotter~~, Sunderland. Total. 41.

Roll call

Roll call was dispensed with and the Superintendt was instructed to note the members present.

Secy. Pro. Tem.

The Secretary being absent, on motion Charles Gillingham was elected Secretary. Pro. Tem.

Telegram

A Telegram from Mess. Stacy Reeves, D. A. Woelpper and Wm. Harkness. was read, saying they would not be home until Wednesday evg. and requested Mr Watson to take charge of meting.

Minutes appd.

Minutes of last meetings of Corporation and the Stated Conference meeting were read and approved.

Reports. Com.

Reports of Standing Committees.

Finance.

Finance. Wm. D. Irvine. Chm. nothing to report.

Legislation.

Legislation. Wm. Harkness. Chm. absent

Arbitration.

Arbitration. Jno. Kisterbock. Chm. absent.

Archts Plans &c.

Architects Plans & Contracts. Jacob Meyers. Chm, absent.

Labor.

Labor. Wm. Gray. Chm. absent

Ptg & Supplys.

Printing & Supplies. Wm. H. Albertson. Chm. absent.

Press & Pub.

Press & Publication. J. S. Thorn. Chm. nothing to report.

Room & Rules.

Room & Rules. Chas. H. Reeves. Chm. Reported that Blanks book had been obtained for the use of members and could be had upon application to Superintendent. and that blanks for special reports could be obtained of the Superintendt. and the cost would be 50 cents for each report.

Membership

Membership. Thos. H. Marshall. Chm. Reported that since last meeting, 7. Non-Corporate and 1. Corporate members had been admitted, two of which were Changes

in firm name.

Complaint. Complaint- Geo. F. Payne. Chm. absent.

Entertainment. Entertainment- F. M. Harris. Chm. absent.

Mchl. Trade Schl. Mechanical Trade School. Geo. Watson. Chm. Reported that the Trade School was opened Sept 2d and that in some branches, the applications were largely in excess of our accommodations: That the total receipts to Sept 9, were from Donations $725.00

" Admissions fees 1.520.00

" Interest on Deposits 5.34

Total Receipts $7.260.34

Expenditures as per orders to Sept 9-90 601.01

Bal. Sept 9- 90 $6.659.33

The number of Admissions and applications are.

Carpentry	21	admissions	50	Applications	
Bricklaying	12	"	42	"	
Plastering	1	"	2	"	
Stone Cutting	1	"	9	"	
Blacksmitting	5	"	8	"	
Painting	2	"	4	"	
Plumbing	44	"	84	"	
Total	86	"	Total	199	

Historical. Directors report on Williamson School. Historical. F. M. Harris. Chm. absent.

Mr Geo. Watson. acting President: reported on behalf of the Board of Directors, to whom was refered the resolutions offered by Mr Weaver, and the substitute offered by Wm. Watkness, at meeting of the Corporation May 29. 1890. That the Board of Directors deem it unadvisable to take any further action in regard to the matter of the Williamson School bids, and report the same to the corporation. and on motion the report was accepted and agreed to.

Printing Annual Reports. Mr D. D. Black asked in regard to the printing of all reports as directed by the Corporation. Mr W. B. Irvine explained that the cost would be, at least $350. Discussed by Messrs Byrd, Weaver, Allen. C. H. Reves. Mr Allen

Reconsidered moved reconsideration of the subject, which was agreed to.

Laid on Table. Mr. D. D. Black. moved that the Treasurers report for 1889. be printed. Mr Remick moved to lay on the table. Remicks motion agreed to.

Watson on McGinley's death. Mr Watson, President Pro. Tem. announced the death of Wm. D. McGinley, a member and one of the Board of Directors. and made some appropriate

and touching remarks. after which he read the action taken by the Board of Directors in relation to it.

Weaver's Resolution re Lien Law.

Mr Jno. G. Weaver offered the following resolution. Resolved: That the Legislative Committee is hereby instructed to ascertain from our Counsel, John G. Johnson, Esq, the present status of the Lien Law, since the recent decision of the Supreme Court:- Also how it affects sub-Contractors and material men not working for the owner.

2°. That the facts as obtained be reported to the Board of Directors at its next meeting; and that the said Board is hereby instructed to take such action as will secure to sub-Contractors and material men, the same benefits under a lien law which they have enjoyed for forty years preceding the recent decision, and report their action to the next meeting of this Corporation. Seconded by. B. H. Reeves, Jas. L. Mayhlerty, and Wm. B. Irvine. Mr. W. B. Irvine amended to add the name of Jos. B. Hancock to the committee. Agreed to.

Exhibition Committee report.

Mr. Chas. Gillingham. Chm. Exhibition Committee reported that the Exhibition Department had very little space left unleased and, the spaces leased are occupied with very elegant and useful exhibits. The attendance continually increases and, arangements are being made to have the room open in the evenings, from October 6th to the 18th inclusive, or for the period of two weeks: at which time a beautiful model of a Japanese Shutto Temple will be on exhibition. This Temple has been very generously presented to the Exhibition Department, through the Exchange by Doctor E. H. Williams of the Baldwin Locomotive Works. It is believed, many people will avail themselves of this opportunity to visit the Exhibition.

Our Superintendent has published a very complete and intensting catalogue of the Exhibition. Those of you who have not seen it, can help themselves to one of the lot placed on the desk in the rear of the room.

B. Reeves spoke in relation to Mr. J. S. Stevens

Mr Chas. H. Reeves stated that Mr John S. Stevens, was expected home in about a week and proposed that some action be taken

towards tendering him a reception, and he moved that a committee be appointed to take action in the matter; which was seconded and agreed to. The President, by direction of the meeting, appointed the following Committee on Stivers reception Committee: Mr Chas. H. Reeves, Chm. Chas. Gillingham, D. A. Waelpper, Mourell Dobbins, Jno. B. Hancock, Thos. H. Marshall, John J. Weaver, T. M. Harris, J. S. Thorn.

Treasurers report. Treasurers report was read and directed to be received, filed and spread on the minutes.

Treasurers report Sept. 23d. 1890

To Balance on hand May 27. 1890.		4.111.81
" amt. rec'd Rent of spaces. Exhs. Dpt	3549.00	
" " " " " Rooms	2.593.83	
" " " " Interest	92.73	
" " " " Dues	3.462.50	
" " " " Bills Payable	8.000.00	
" " " " Expense Exchge (Hist. Com)	50.00	
" " " " Corporate fees	265.00	
" " " " Expense (Rents of societies)	59.00	
" " " " Historical Committee	65.00	18.137.10
		22.248.91
Paid Dr Exhibition Dpt.	2.511.90	
" " Expense Bldg.	933.61	
" " " " Exchange	1.261.74	
" " Printg. & Supplies Exchge	114.97	
" " Furniture & Fixtures Exchge.	342.56	
" " Bldg. (Gates. Basement, Archts. &c)	3.469.71	
" " Furniture & Fixtures Bldg	300.96	
" " Supplies Bldg.	3.57	
" " New Bldg. (Exhaust Ventilators &c)	1.014.86	
" " Corporate Dr (Return Certificates)	470.00	
" " Engineer Dpt.	7.41	
" " Bills Payable	9.500.00	19.931.21
Balance on hand Sept. 22. 1890		2.317.61

adjd. on motion adjd.

Charles Gillingham
Secy. Pro. Tem

Stated Conference Oct. 28. 1890

Phila Oct. 28. 1890

A stated conference meeting of all members of The Master Builders Exchange was held on the above date at 18 to 24. so. 4th st. at 1.30. P.M. Stacy Reeves President in the chair.

Roll call. On motion, calling of the roll was dispensed with and the Superintendent instructed to note the members present.

Present. Members present 155-

Minutes Minutes of last stated conference meeting were read and approved.

Communications Communications

J. McLean. Acting Supvg. Archt. One from H.H. McLean acting Supervising Architect of the Treasury Department, stating that Plans and specifications of the U.S.P.O. Building at Lancaster, had been forwarded to this Exchange for the use of members: which was on motion, received and filed.

Pres. Offrs. Reports Reports of Officers.

The President stated that the Electric Plant was under consideration of the Building Committee. That a Directory of all the manufacturers in the United States, had been purchased for the use of members. That Bradstreets book of ratings had been procured for the use of members upon application to the Superintendent. That special reports could also be obtained upon application to the Superintendent and the payment of Fifty (50¢) Cents for each report. A catalogue of the Exhibition Department has also been published, and copies may be obtained from the Superintendent of that Department. That communications had been received from the Commercial Exchange in reference to rules adopted by the Philadelphia Civ Service Asso., which had been refered to the Legislative Committee. Also one from the United Brotherhood of Carpenters and Joiners of America and, Amalgamated Carpenters and Joiners Asso. asking for conference. Refered to the Carpenters asso.

Com. Reports Reports of Committees.

Trade School Trade School. Com. Geo. Watson, Chm. Reported that all departments of the school were in a flourishing condition, with the exception of the Plastering, Painting and Stone Cutting Departments and, urging the members and committees to greater efforts in filling these departments.

Legislative. Legislative Com. Wm. Harkness Chm. reported that the subject of Lien Law was under consideration and expected to have an interview with our Attorney John G Johnson, to obtain his views as to the best course for the Exchange to pursue.

Membership Membership. Thos. H. Marshall Chm. reported that since last meeting, One (1) Corporate, and Three (3) Non-Corporate members had been elected.

Directors + Com. to Mid year mtg. The Directors and Committees to Mid year meeting of the Board of Directors and Committees of the National Asso. of Builders, reported briefly, what had been done at the meeting held in New York on Sept. 22d 23d + 24th on Sub-Contracting, Arbitration and Builders Surety Co.

New Business New Business.

Remarks on Attendance Messrs. Harris, Weaver, Columb and Stevens made some remarks upon the subject of attendance of members during Change Hours; How to increase it and the benefits to be derived.

The President also stated that members should not be discouraged at the non-attendance of members because the Carpenters Company, although organized in 1724. Did not occupy their own building until 1852

Remarks on McGinley + Williams The President made some appropriate and touching remarks upon the death of Messrs Wm. D. McGinley and Arthur H Williams, followed by similar remarks from Mr Harris and Mr Watson.

adjd. no further business, on motion adjd.

Wm Harkness
Secretary

Incorporation
Stated mtg.
Nov 25-1890

Phila. Nov. 25. 1890

A stated meeting of the Master Builders Exchange (Corporation) was held on the above date at 18 to 24. So. 7th St at 8. oclock. P.M. Stacy Reeves President in the chair.

Members present

Present. Messrs. Albertson, Allen & Son, Atkinson John, Atkinson & Moyhlerty, Black & Son, Bunting, Boyd, Campbell, Carrigan & Son, Conway & Sons, Croswell D. S, Cubberly, Dietrich, Dobbins, Eyanson, Fulton & Co, Garber, Gray & Sons, Hartness & Bro, Harris & Co, Hart & Son, Hinman, Irvine & Early, Kemp & Garrison, Little & Son, Marshall, Payne & Co, Prince, Reeves & Sons, Reeves J. W & C. A., Read, Roydhouse, Shannon & Sons, Stevens & Sons, Steele & Son, Taylor J. C, Thorn, Watson & Son, Watson & Peale, Weaver & Pennock, Wood Thos. A., Slack & Bro, Wood, Ballinger J. A, Barber, Boone, Hancock, Kloterbock, McCarty, Sunderland, Total. 50.

Sph. note members present

The Secretary moved that the roll call be dispensed with and the Sergt. note the members present. Agreed to.

The minutes of the last Corporate and Conference meetings were read and approved.

Communications forward.

Communications

One from Wm. H. Sayward. Secy. Nat. Asso. of Builders as follows.

New York. Nov. 22. 1890

Stacy Reeves. Esq.
Pres. Master Builders Exchge. Phila Pa.

Dear Sir

I am directed by the Executive Committee of the National Association of Builders, to request that an opportunity be given by your body for a visit of a special Committee of the National Convention (to be held in the City of New York in February next) to your Exchange for the purpose of examining your building, your Building Exhibit, your Trade Schools, and the general methods adopted by your body in the management of your affairs. This request is made in the conviction that an ocular demonstration to Delegates from the various Exchanges of the Country, of the possibilities demonstrated by your body will be exceedingly valuable. If this

proposition is agreeable to your association, we would suggest that the date and time of such a visit be upon the afternoon and evening of the first day of the Convention. We are of the opinion that the number of such a committee will not exceed two hundred.

For the Executive Committee
W. H. Hayward. Secy.

On motion laid over until new business.

Repts. Com. Reports of standing Committees.

Finance. Finance. Wm. B. Irvine. Chm. Nothing to report.

Legislation. Legislation, Wm. Harkness Chm. Report having called upon Mr John G. Johnson our Attorney for purpose of ascertaining what would be the proper action for this Exchange to take for the protection of sub-Contractors in view of the recent decision of the Supreme Court on the Lien Law whereby sub-Contractors are deprived of their right of Lien. He informed your Committee that the present Lein Law was a good one provided a few words were added prohibiting the General Contractor from signing away the rights of the Sub-Contractor. This could be done in two ways: one by having a clause inserted in every contract; and, the other by going to the Legislature and having it enacted in the Lein Law; but this would necessitate the re-enactment of the whole Lein Law, and, it was very doubtful if this could be done without great trouble as many new Lein Laws would be presented at the next session of the Legislature. He requested your Committee to leave our papers with him and he would look them over at his leisure and prepare a proper bill for presentation.

Arbitration Arbitration. Jno. Kistebock Chm. Reported having settled amicably, one case amounting to $276.

Archts Plans &C. Architects Plans & Contracts, Jacob Myers, Chm. Absent.

Labor. Labor. Wm. Gray, Chm. nothing to report.

Ptg. & Supplys. Printing & Supplies, Wm. H. Albertson. Chm. Nothing special to report.

Press & Pub'n Press & Publication, J. S. Thorn. Chm. Nothing to report.

Room & Rules Room & Rules. Chas. H. Reiss. Chm. Requested members not to state to Canvassers for Bradstreets, as a reason for not subscribing, that the Exchange was a subscriber.

Exhibition Exhibition Com. Chas H. Gillingham. Chairman

Reported. Platform spaces leased, about- 2700 ft-
Wall " - - 140 "
Table - - - 14 "
Total 2854 ft-

If leased for a full year, would return about $12000.00
As much of it has been leased for only part of the year it has yielded about $10.000.00. Of this sum about $6000.- has been spent for expenses ——— leaving net income for the year ending Nov. 11- 1890 $4000. In this are the extraordinary expenses of organizing the department.

A small proportion of space has been given up at the expiration of the first lease made. Indications are that this will soon be made good.

Platform spaces remaining unleased about 450 ft.

Membership Committee. Thos. N. Marshall, Chm.

Reported that they had approved of two applications (both for Corporate memberships) since last Corporation meeting.

Complaint & Entertainment

Complaint Com. Geo. D. Payne. Chm. Absent.

Entertainment. F. M. Harris, Chm. Reported having performed their duties satisfactorily, to all visitors; Wm. H. Hayward, the National Secretary, had been with us for a few hours and was properly taken care of.

Trade School

Mechanical Trade School. Geo. Watson, Chm. reported the School in a flourishing condition with 120 pupils enrolled. More applications had been received than could be accommodated, especially in the Carpentry class, not only from this state, but, from other states. A drawing school had been opened in the Franklin Institute building opposite, which all the pupils attended, on Wednesday evenings. Remarks in favor of the School, were made by Ex President Stevens.

Historical

Historical Committee, F. M. Harris Chm. stated that the Committee proposed having an Album prepared for the Photographs of all members, Requesting each member to have a Cabinet-size Photograph taken at their early convenience and presented to the Committee. Each Photograph to have the members Autograph and date of admission to the Exchange.

Special Com's

Special Committees

Stevens Reception

Stevens Reception Committee, Chas. N. Reeves, Chm. reported that the reception had been held and that 68 members

were present.

Revision of Buildg. Laws.

Revision of Building Laws. Mr. B. Andrews. Chairman reported progress. That the result of their labor was now in print ready for revision as to grammatical errors &c.

Defered Business. Defered business. None.

New Business. New Business

Report of Board of Directors

The Secretary reported as follows from the Board of Directors.

Department of State Washington D.C. wrote for list of members and Post office address.

A committee of Three had been appointed to confer with the Operative Builders asso. with the view of promoting Rapid Transit in the City of Phila, consisting of David A Woelpper, Wm. B. Irvine, J. S. Thorn.

Resolutions suitably engrossed, have been presented to Dr Edward H. Williams, for the present of the model of Japanese Temple.

Resolutions suitably engrossed, had also been prepared and presented to the family of Wm. S. McGinley, one of our Board of Directors.

Copies of the reports of the Committees of the National Asso. on Sub-Contracting, Arbitration and Builders' Surety Co. had been received from the Nat. Secretary and were being considered by the Board of Directors.

The Letter from the National Secretary having been read again, Mr Gillingham presented the following preamble and resolution.

Resolutions to invite Delegates of National Association of Builders

Whereas: A communication has been received from the Executive Committee of the National Association of Builders requesting that an opportunity be afforded a special Committee of the National Association to visit and examine our building, the Building Exhibit, our Trade Schools and the general methods adopted by our body in the management of our affairs, to the end that an ocular demonstration to the delegates from the various Exchanges of the Country may be had.- Therefore be it Resolved;- That the officers of the Exchange be authorized to extend an invitation in accordance with the request of the Executive Committee of the National Association of Builders of the U. S. for the delegates to visit our Exchange and Exhibit Room and Trade Schools on the afternoon and evening of Monday February 9th 1891.

amended to include Col. Richd. T. Auchmuty. and amendment accepted.

Resolved:- That a committee of three members be appointed to make the necessary arangements and that they have power to call upon any of the Regular Committees of the Board of Directors to assist them in their work.

Seconded by Jno. S. Stevens and agreed to.

mittee on ...ption of ...Delegates.

The chair stated that he would announce the committee later. Committee. Chas. Gillingham, Jno. S. Stevens, David A. Woelpper.

...ris on ...Members

Mr. S. M. Harris addressed the meeting on the importance of each member using his best endeavor to obtain new members and then moved that we now go into a nomination for Seven Directors to serve for three years and one to fill the unexpired term of Wm. S. McGinley, deceased.

...inations ...Directors

The following nominations were made viz.

1.	Geo. Watson	+	
2.	Chas. G. Welter	+	
3.	Thos. A. Marshall	-	
4.	Wm. N. Alberson	+	✓
5.	Jacob R. Garber	+	✓
6.	John Atkinson	+	✓
7.	A. G. Buxinger	+	✓
8.	F. F. Mayhleib	+	✓
9.	Geo. W. Roydhouse	+	✓
10.	F. A. Ballinger	+	✓
11.	D. S. Creswell	+	✓
12.	J. S. Thorn	+	✓
13.	Louis Dietrich	-	

Jos. E. Brown, for unexpired term of Wm. S. McGinley deceased.

On motion, the nominations were closed for the evening.

...ck's request ...ruling

Mr. D. F. Black requested a ruling of the chair on Section 1. of article 4. of the By-Laws.

...is ruling.

The chair ruled that the Corporation could not elect as Directors, an excessive number of members belonging to one class to the exclusion of any other class not represented on the Board.

...bins appeals

Mr Dobbins appealed from the decision of the chair, and the First Vice President, Geo. Watson, having put the question, "Shall the decision of the chair be sustained". it was agreed to.

...is ruling ...tained.

...ion of By Laws ...ferred.

Mr Chas. A. Reeves moved that the revision of the By-Laws on the subject be refered to the Legislative Committee

with power to call special meeting of the Corporation. agreed to.

Mr. Wm. H. Albertson moved that we now go into nomination for Delegates and Alternates to the Fifth Annual Convention of Builders, to be held in the City of New York on February 9th 1891. agreed to. and they are as follows.

nominations of Delegates & Alternates

Mourell Dobbins,	Chas Gillingham
Geo. Watson	Jno. J. Weaver
Jno. D. Stevens	Thos. H. Marshall
Saml. Hart	David A Woolpper
Wm. B. Irvine	Stacy Reeves
Jno. Kistenbock	Maurice Joy
Jno. Garrison	Jno. Atkinson
Jacob R Garber	Chas P Bancroft
D. Mc. Harris	Peter Gray
	A. B. Barber

On motion, the nominations were closed for the evening

How Delegates & Alternates voted for

Mr. Weaver moved that the six names receiving the highest number of votes be declared the Delegates and the six names receiving the next highest number of votes, be declared the Alternates. Agreed to.

when adj to.

It was moved that when we adjourn, it shall be to meet at the call of the chair to consider amendments to By-Laws, and to elect Delegates and Alternates to the Fifth Annual Convention of Builders, to be held in New York City February 9th 1891. Agreed to.

Treasurers Report

Treasurers Report was read. and directed to be received and spread upon the minutes. as follows

To Balance on hand Sept. 22. 1890.	2317.62	
" amt rec'd a/c Exhibition Dpt rent of spaces	1477.13	
" " " " Dues	325.00	
" " " " Rent of rooms	1401.60	
" " " " Bills Payable	2.000.00	
" " " " Expense Etchgs	5.00	
" " " " Furniture & Fixtures (sale of old chairs)	75.00	7.601.35
By amt paid a/c Interest (on Bonds $2500.)	2516.00	
" " " " Exhibition Dpt	1244.45	
" " " " Expense Bldg	559.28	
" " " " Expense Etchgs	693.69	
" " " " Printg. & Supplies Etchgs	30.22	
" " " " Furniture & Fixtgs Etchs	137.50	
" " " " Engineers Dpt	14.83	
	5495.97	

Brot fwd	5195.97	7.601.35
By amt pd to New Bldg.	11.81	
" " " " Mechl. Trade School	181.50	
" " " " Bills Payable	1.000.00	6389.28
Balance on hand Nov. 25-1890		1.212.07

(signed) Chas. H. Reeves
Treasurer

membership Total Membership 297
attendance Corporate 121
Non-Corporate 166
average attendance October 60.

adjd. No further business, on motion adjourned

Wm D Carlin Jr
Secretary

---

dated. Phila Dec. 23-1890

conference A stated Conference meeting of all members of
12-23.90 the Master Builders Exchange was held on the above
date at 8 o'clk P.M. at 1.30. P.M. Stacy Reeves
President in the chair.

call Roll On motion of Mr Walton, the calling of the roll was dispensed with
and the Superintendent was directed to not the members
present.

members present Members present - 177.

minutes On motion of Mr Harris, the reading of the minutes of last
meeting were dispensed with.

The Secretary, at the request of the President, read a
statement of the principal events that had transpired
incidents since the last meeting, as follows. viz:
report A letter has been received from Mr Wm. H. Sayward Secy
of the National Asso. Builders, requesting that an opportunity
be given for a visit of a special committee of the National
Convention (to be held in the City of New York in Feby. next)
to this Exchange, for the purpose of examining our
Building, Trade School, and Exhibition Room and the
general methods adopted in the management of its
affairs. A committee of three, consisting of Charles
Gillingham, Jno. S. Stevens and David A. Wolfsper, was
appointed to make arrangements for their reception on
Friday Feb. 13-1891.

A communication has been received from Geo. C. Bartol,
requesting that two Delegates be appointed to a joint-

committee, to consider the subject of a general Mercantile Exchange; and, John S. Stevens, and John Kistenbock, have been appointed as the Committee.

Mr. J. S. Stevens has been appointed to represent this Exchange, on the Executive Committee of the Rapid Transit Association.

The Board of Underwriters and the Operative Builders Exchange have been invited to meet with our Committee on Revision of Building Laws, at their next meeting.

The Historical Committee proposes having an Album prepared for the Photographs of all members of this Exchange; and, earnestly request each member to have a Cabinet size Photograph Taken at their early convenience and presented to the Committee; each Photograph to have the members autograph and date of admission to the Exchange.

A reception to our first President, Jno. S. Stevens was given, at which 60 members were present.

No. of Members

Our Total membership is 295

Corporate — Corporate 132

Non-Corporate — Non-Corporate 163

average attende

Our average attendance in Nov. was 55

" " " thus far " Dec. " 64 1/2

Harris Chm. Historical Com. request.

Mr Harris called the attention of the members to the request of the Historical Committee, for a Cabinet size Photograph of every member of the Exchange, with their Autograph on the same to be placed in the Exchange Album. A letter was also read, from the Gilbert Studios 925 Chestnut street offering terms &c.

Mr. Watson reports on Trade School

Mr Watson also spoke of the progress being made in the Trade Schools: of the visit of Col. Auchmuty of New York: His address to the pupils and, of his great pleasure, that so much had been accomplished by the Philadelphia Schools.

adjd

There being no further business, on motion, the meeting adjourned.

Wm D Martin
Secretary

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Philada. Dec. 23rd 1890

An adjourned stated meeting of the Corporation (Master Builders Exchange) was held on the above date at 18 to 24 So. 7th St. at 2. o'clock P.M. Stacy Reeves, President in the chair.

On motion of the Secretary, the calling of the roll was dispensed with and the Superintendent directed to note the members present.

Members present: Messrs Abel, Albertson, Allen & Son, Andress, Atkinson J. C, Atkinson John, Atkinson & Meyhlutz, Ballinger & Co, Bancroft & Son, Brown J E, Brunnger, Carlisle & Joy, Carrigan & Son, Conway & Sons, Coulomb, Cubbuly, Dobbins, Dorsey & Smith, Eyanson, Fogg. French & Co, Fulton & Co, Garber, Gray & Sons, Gear & Son, Gillespie J & Z, Hartness & Bro, Harris & Co, Hart & Son, Hinman, Irvine & Culy, Kemp & Garrison, McCarron, McCartney & Orr, Marshall, Magee & Co, Mentzinger & Son, O'Brien & Son, Payne & Co, Reeves & Sons, Reeves J M & C H. Read, Roydhouse, Smith, Stevens & Sons, Taylor Chas J. Weaver & Pennock, Thorn, Wood Bro, Black & Bro, Webster & Nephew, Kistlebock & Son, Kee & Son, Conway Son, Wiggins, Ballinger J A, Barber, Boorse, Hancock, Hall & Garrison, Johnston, Kirkpatrick Bros, McCarty, Melody, Quigley, Sunderland. Total 66.

On motion, the reading of the minutes of the previous meeting were dispensed with. The President stated that the first business in order would be the election of Delegates and Alternates to the Fifth Annual Convention of the National Association of Builders to be held in the City of New York commencing February 9th 1891. That he would appoint Henry R. Coulomb as Judge and Joseph E. Brown and S. M. Harris Jr as Tellers. The Secretary stated that as there were six delegates and six alternates to be elected, that twelve candidates should be voted for, instead of six, as printed upon the ticket, which was an error. The Secretary also read the resolution adopted at the previous meeting defining who should be the Delegates and who the alternates and then moved a reconsideration of the resolution which was seconded by Mr Jas. B. Hancock. After some debate upon the subject, when the question being put to a vote, it was declared lost and the Secretary proceeded to call the roll for the members to vote: During the absence of the Judge and Tellers counting the ballots: The Secretary read the report of the Legislative Committee recommending the

following amendment to the By-Laws, which had been mailed to every member ten days prior to the meeting: viz:-

Proposed Amendment to By Laws.

Amendment to Article 11, Section 1.

Officers

Strike out the entire section, and insert the following Section 1. The business of the Corporation shall be managed by a Board of Directors of twenty one members (composed of at least one representative from each class as specified at the end of Article 1. of the By-Laws), but in no case shall any class have more than four representatives on the Board at the same time). The Board shall elect from their number a President, three Vice Presidents, a Secretary and a Treasurer. The Auditors shall be appointed by the President from members of the Corporation who are not Directors.

No Officer, except the Secretary, shall receive any compensation from the Corporation.

Amendments do not conflict. Amendment adopted.

The Legislative Committee were asked if the Amendment did not conflict with the charter and they replied that in their opinion it did not. On motion the Amendment was then adopted as read. During the interim whilst waiting for the report of the Judges and Tellers,

Hancock & Lucas. make remarks

remarks were made by Mr Joseph B. Hancock on the benefit to each individual from associating with his fellows, and, by Mr John Lucas, favoring the Sub-way system of Rapid Transit for Philada, which was opposed by Mr Joseph B. Hancock who favored the elevated system.

Judges & Tellers Report Delegates & Alternates elected.

The Judges and Tellers being ready to announce the result of the election they reported as follows.

Delegates		Alternates	
Stacy Reeves	54	Geo. Watson	42
John S Stevens	53	F. McHarris	40
Chas Gillingham	49	David A. Woelpper	39
Maxwell Dobbins	47	W. B. Irvine	38
Samuel Hart	43	John J Weaver	36
John Kistlebook	43	Peter Gray	31

(Signed) Jos S. Brown } Tellers
" F. McHarris Jr. }
" Henry R Coulomb Judge

adjourned. There being no further business, the meeting on motion adjourned

Wm Hartley
Secretary

Special Meeting
M. B. Exchge
Dec 30. 1890

Phila. Dec. 30th 1890

A special meeting of the Master Builders Exchange was held on the above date at 1.30. P.M. at their rooms 18 to 22 So. 7th st. Slaey Reeves. President in the chair. The Secretary read the call issued for the meeting as follows. viz:-

Call for meeting.

Master Builders Exchange
18 to 22. So. Seventh St.
Phila. Dec. 27th 1890

A special meeting of the members of the Master Builders' Exchange will be held at 18 to 22. South Seventh Street; on Tuesday next, 30th inst, at 1.30. P.M. to consider report of the Committee on Revision of Building Laws.

Wm. Harkness,
Secretary.

Resolution authorizing Committee.

The President requested the Secretary to read the resolutions authorizing the appointment of the Committee viz

Resolved; That a special committee be appointed, to confer with other organizations, on change of Building Laws, and, that the chair appoint the committee.

J. Weaver to read report

The Chairman of the Committee presented a printed report and requested that John J. Weaver read the report. agreed to.

Secretary makes statement

The Secretary stated that the Board of Fire Underwriters and Operative Builders Exchange had been invited to send representatives to the meeting. A letter was read from the Operative Builders Exchange, saying that the notice was too short. A committee of the Board of Fire Underwriters was present. A letter was also read by the Secretay, received from Wm H. Hayward, on the subject of the Revision of Building Laws in Boston Mass.

Mr Jos. Watson moved that the report be considered Serialim, which was agreed to, and Mr Jos B. Hancock proceeded to read. section by section. and the following notes taken for amendments.

Amendments

Page 1- 14th Line. Add "all party walls on lots of equal widths shall be one half on each lot.

Page 4. End of page add "Wire lath shall be used for plastering over open fire places having low down grates.

Page 6. End of page add." The ~~height~~ of any building shall not exceed one and on half times the width of

the street upon which it is erected.

Page. 7. Page. 7- End of Page, add," amendment of Geo. co Rozdlum.
"Where stone is used for walls in place of brick, for buildings of the different classes, they shall not be less than one third (1/3) more in thickness than brick walls for the same purpose.

Page. 10 Page 10- 6th Line: Strike out- 3 and insert- "8 inches".

Page. 11 Page. 11- 11th Line. Strike out and, and insert "or".

Page 12 " " - 12th Line Strike out and, and insert "or".

Page 12 Page. 12- 16th Line- Strike joints and insert "Joists".

Page. 16 Page. 16- 7th Line. insert "This section shall not apply to dwellings"

Page 17. Page 17- 8th Line. Insert Stone after the word upon
Page. 17.- 20th Line. Insert after the words column.
"Carrying the upper stories.

Watsons motion amendts. agreed to Who to invite Mr Geo. Watson moved that the report, with amendments, be adopted as read; That the report be returned back to the Committee; That a future meeting be called and the other associations, together with the Board of Fire Underwriters, Operative Builders, and Building Inspectors, be invited to attend said meeting. Agreed to.

adjd. On motion, adjourned to meet at the call of the Chair.

Wm O Carmichael
Secretary

"Report on File"

Annual Meeting Jany. 27. 1891. Fifth. Phila. Jany. 27. 1891

A Stated Annual meeting of the Master Builders Exchange was held on the above date at 18 to 24 So. 7th st. at 3. oclock. Pm. Stacy Reeve President, in the chair

Roll Call The roll was called. and the following members were present.

Members present Messrs. Chas. Abel. W. H. Albertson, J. S. Albright, Jas. T. Allen & Son, Jno. M. Anderson, M. B. Andress, J. L. Atkinson, Jno. Atkinson, Atkinson & Moyleluty, F. A. Ballinger, R. J. Bancroft & Son, A. B. Barber, F. A. Black & Son, D. O. Boone, Bradley W. J, Brown G. B, Brown J. E, Buringer A. G., Byrd J. Carlisle & Joy, Carrigan P & Son, Catanach A. A, Chapman W. R, Coulomb A. R, Creswell D. S, Dietrich Louis, Dobbins M. Dorey & Smith, Doughlty W. R, Einwechter & Sons, Eyanson & Son, Flood Thos. H, French Sand & Co, Fulton M & Co, Garber J. R

Gillespie J & I, Gara McGinley & Co, Hancock J. B, Hartness & Bro, Harris R. M & Co, Hart Sam'l & Son, Harvey B & Son, Hinman C. C, Irvine & Caly, Jas. Johnston, W. Ker & Son, Kemp & Garrison, Kirkpatrick Bros, Jno. Kistenbock & Son, Linton & Fowler, Thos Little & Son, J. B. McAvoy, Wm. McCarter, McCartney & Ober, Wm. McCoach, Michael Magee & Co, Thos. N. Marshall, Jno. Maxwell's Sons, W. W. Mendinger & Son, J. W. Miller, Geo. F. Payne & Co, Jas. Porter, Jno. F. Prince, J. W & C. H. Reeves, Stacy Reeves & Sons, Enoch Resnick, B. Ridgway & Son, Sam'l R. Riley, G. W. Roydhouse, J. B. Shannon & Sons, Slack & Bro, Jno. S. Stevens & Sons, Jas. C. Taylor, Chas. F. Taylor, J. S. Thorn, Watson & Peale, Geo. Watson & Son, E. Webster & Nephew, Rush J Whiteside & Sons, Jno. R. Wiggins, A. H. Williams & Sons, Frank Williamson, A. Wilt & Sons, D. A. Woelpper & Co. Total 84.

minutes read

The minutes of the last stated meeting, conference meeting and adjourned stated meetings were read and approved.

communicats from Ballinger

Communications.

A letter was read from Mr. S. A. Ballinger declining as a candidate for the Board of Directors, on motion received and filed.

Regular order suspended to go into an election, Judge & Tellers Affidavit read. How to vote

On motion of the Secretary, the regular order of business was suspended for the purpose of going into an election for Eight Directors, 7 for 3 years and one for 2 years, the unexpired term of Wm. S. McGinley.

The President stated that he had appointed A. B. Barber as Judge and J. Lindsay Little and Geo. F. Watson as Tellers. The Secretary then read the Affidavit of the Judge, showing that he had been duly sworn.

The President also instructed the members to be careful and only vote for 7 candidates for 3 years and one candidate for the unexpired term as tickets containing any more would be thrown out. The President was also asked whether the system of Cumulative voting would be permitted and he replied that it would, being perfectly legal and, in accordance with the Constitution of the State. No further nominations being made, the Secretary proceeded to call the roll of members, each member voting as his name was called. All having voted that desired to vote, the President declared the poll closed and the Judge and Tellers retired to count the ballots. On motion of the Secretary

No vote on Cumulative Plan.

Society calls roll and members vote

Poll closed

Regular order resumed.

the regular order of business was resumed.

Resolutions on General Exchange approved.

The following Preamble and Resolutions were read. viz

Whereas:- The sub committee to draft plans of a Genl Exchange for the City of Philadelphia has reported the following Preamble and Resolutions.

"Whereas:- we believe that a General Exchange, organized substantially in accordance with the plans here attached, would be of great value in developing the domestic and foreign trade of our City; therefore be it Resolved;- That we would welcome the erection of such an Exchange Building as is proposed, and that we heartily endorse the project as a valuable and necessary auxillary in the work of making a New Philadelphia."

Therefore be it Resolved:-

That the Master Builders Exchange of Philadelphia, express their belief that a General Exchange established upon wise and liberal principles would prove of great benefit to the Commercial and Business interests of the City; But, the fact of our having purchased a valuable property and, at great expense, fitted it up with all the modern appliances of Exchange, Exhibit and Trade School Rooms together with a number of Fire Proof Offices, we would not feel justified in joining such an enterprise, but will cheerfully give it our support as a means of forwarding the business interests of the City.

signed. John S. Stevens }
" John Kisterbock } Delegates

and on motion were adopted.

Communication from Committee of Fifty. Platform &c.

The following communication from the Committee of Fifty was read.

Philada Jany. 9- 1891

Stacy Reeves Esq.

President Master Builders Exchange

Dear Sir

Your association is so closely identified with the business interests of the City of Philadelphia and has done so much to promote its development as a "City of Homes" that we feel that any movement looking towards the extension of the best interests of the Community and the purification of its municipal

government, will meet with a hearty and sympathetic response upon your part. Neat and substantial houses for our working men, sound in material and durable in workmanship, provided with all the appliances which sanitary science can suggest for the health and welfare of the people, clean streets, pure water, illuminating gas, the honest collection of moneys and their intelligent and effective expenditure, are certainly purposes all closely connected with the development of our great City. The Committee of Fifty therefore feel that the principles which they have adopted as their platform, will meet with your hearty concurrence, and inasmuch as the municipal election is one in which every citizen should take an active personal part, and every Association should rouse itself to assist in creating a proper public sentiment in the election of Councilmen who will faithfully represent the interests of the people, and not those of private Corporations or politicians, we ask you to unite with us in such suggestions as may, in your judgement, be calculated to secure these ends.

We have the honor to remain,

Very truly yours

attest signed Francis B. Reeves, Chairman.

signed Robert R Corson

Secretary.

Presidents Answer to Committee of Fifty.

Answer of Stacy Reeves. President.

Philad. 1 Nov. 12 - 1891

Francis B Reeves

Chairman of the Committee of Fifty
for a new Philadelphia

Dear Sir.

I am in receipt of your communication of the 9th inst enclosing a copy of the Platform adopted by your committee. As the communication is addressed to me as President of the Master Builders Exchange, I shall take pleasure in laying it before our Board of Directors at the earliest opportunity for such action as they may desire to take. Not doubting that the objects had in view by your Committee as outlined in your Platform will meet with their hearty approval, as they certainly do mine.

Very truly yours

Stacy Reeves

President

both of which had been read before the Board of Directors and, referred to the Corporation.

Communication of Fifty received & filed.

Mr J. J. Weaver moved that the communication be received and approved. H. R. Coulomb offered an amendment, to receive and file. Amendment agreed to and, the original motion as amended, agreed to.

Clipping of Chicago paper file in Scrap book

A clipping from a Chicago paper which had been mailed and mailed to the Secretary, giving an account of the Annual meeting of the Exchange, officers elected and the business transacted, was read by the Secretary and, on motion of John S. Stevens, placed in our Scrap Book.

Annual report of President & Directors

The 4th Annual Report of the President and Board of Directors was read as follows.

To the Master Builders Exchange.

Genteelmen:-

In accordance with Section 5. Article 6. of our By Laws, your Board of Directors herewith present their Fourth Annual Report for the year ending January 27. 1891.

Your Board wish to congratulate the membership on the prosperity of the Exchange during the past year; we have increased in membership, the attendance has been fair, although not all that could have been desired; our Exhibit Department has enlarged and grown much in Public favor and, we believe is appreciated as a Public Educator, while our Trade School which have only been in operation a few months, are attracting much attention and all visitors have expressed themselves as delighted with the practical work there shown.

Finance

Our Financial condition is constantly improving By the report of our Finance Committee, Auditors and Treasurer, we learn that our assets are as follows.

Cost of Bldg. & Assets.

Cost of Building	148.908.34	
Value of Furniture & Fixtures Accts & Cash	6.485.83	
		155.394.17

Liabilities

while our Liabilities are

Bonds outstanding	100.000.00	
Floating Debt &c.	13.704.00	
132 Certificates. Corp. Membership	36.960.00	
	150.664.00	
Leaving a surplus to be charged to contingent fund	4.730.17	155.394.17

Earnings

The nett earnings of our different departments have been as follows:

Real Estate after deducting Interest on Bonds, Taxes, Water rent &c		5.123.97
Exchange proper	5144.35	
Less donation to Trade School	2500.00	2.644.35
Exhibit Room		751.29
making a total of		8.519.61

From the above, we certainly think, you will agree with your Board when they say our Finances are in a prosperous condition

Committees Extracts

The various Committees of your Board have attended faithfully to the duties assigned them and, from their reports we submit the following extracts:

Legislative

The Legislative Committee has assisted in the preparation of a bill to revise the Building Laws, which is now in the hands of the Printer. It has also in course of preparation by our Attorney, a new Lien Law for the better protection of sub-contractors, which they trust to be able to report in a short time.

Arbitration

The Committee on Arbitration has had before it four distinct cases involving a sum aggregating $1148.10, which have been amicably settled without any Lawyer's Fees.

Archts Plans &c

The Committee on Architects Plans & Contracts, has had but one case to consider during the year, which was a violation of Rule 12, in the case of the Williamson Schools Contract, which has been reported in full.

Labor.

Your Committee on Labor has recommended that there be a conference between the Employers and Employees in the Building Trades at the beginning of each year to fix the rate of wages for the building season and such other questions as may come before them. This suggestion has been referred to the Arbitration Committee of the National Association for consideration at the coming convention to be held in New York.

Printg & Supplies

Your Committee on Printing and Supplies has faithfully performed all the duties assigned it.

Press & Pub.

Your Committee on Press and Publication has had a very busy year and express their thanks to the several representatives of the Press who daily visited our Exchange and kept the public well informed on our purposes and objects.

Room & Rules — The Committee on Room & Rules has been in daily ~~attendance~~ attendance and has left nothing undone that could add to the comfort or information of our members. They report all the offices in the building rented to good and reliable tenants.

Historical — The Historical Committee reports that it has secured the services of a competent gentleman who is now engaged in writing up a complete history of the Exchange to date; also that they procured and placed on the walls of the Directors room, the portraits of our two ex-Presidents. In September last they received from Dr Edward H. Williams, a miniature Temple, being an exact reproduction on a small scale, of one of the religious edifices of Japan. This has been placed in charge of the Exhibit Committee

Entertainmt. — The Committee on Entertainment has attended faithfully to its duties during the year and has done much towards increasing the good fellowship among the members. at our quarterly meetings.

Exhibition — The Committee on Exhibition Department has made a very full and complete report to your Board, which we feel assured you will be pleased to have read in full. It is hereto attached and is part of this report and is on file.

Trade School. — The Committee on Mechanical Trade Schools has faithfully attended to the laborious duties assigned it of organizing and putting the School in practical operation. Its efforts have met with great success and it feels encouraged to continue this important work as an example for other Exchanges to follow.

Their report in brief shows as follows.

Total receipts	$719.52
" Expenditures	579.25
Balance on hand	140.27

130 pupils were admitted to the Schools, one belonging to the class in Stone Cutting has since withdrawn. The pupils are divided into the following classes.

Bricklaying	31.	Plumbing	61
Plastering	3	Carpentry	21
Stone Cutting	3	Painting	3
Blacksmithing	7	Total as above	129

Membership — The Committee on Membership reports that during the year it has acted upon Forty six applications for membership Twenty Corporate, Twenty five Non-Corporate.

At the beginning of the year we had

Corporate members		123
Non-Corporate "		166
a total of		289
Admitted during the year		
Corporate	21	
Non-Corporate	25	116
		335
Loss by resignation, non-payment of dues and death		39
		296
Corporate	136	
Non-Corporate	160	
Total	296	

This makes a nett gain during the year of 7
The average daily attendance has been 67¾. during change hour.
Dues. 1891 value of Corp. Certif. & Withdrawal value

The dues for 1891 have been fixed at $50.00. The price of Corporate membership $280.00. The withdrawal value of Corporate certificates $250.00.

We also submit for your consideration the reports of the Treasurer and Auditing Committee.

All of which is respectfully submitted.

(signed) Stacy Reeves
President

Mr Chas. Gillingham, the chairman of the Exhibition Department reading the report of that Department in detail.

Pres. & Directors report received &c

On motion, the report of the President and Board of Directors was received and directed to be spread upon the minutes.

Auditor, Fin. & Exh. Comm. Treasurer.

The Secretary then read the annual report of the Auditor, Finance Committee and Treasurer, as follows,

Valuation of Corporate Certificates

Phila. Jany. 16th. 1891

Assets

Assets

Cost of Seventh street Building	$76.243.97
" " Improvements 1889	57.012.17
" " " 1890	14.891.70
Value of Furniture & Fittings 1889 $2000. less 10%	1.800.00
Additional purchases in 1890 $1516.32 less 25%	1.135.24
additional Furniture and appurtenances purchased for Exhibition Dept less 20%	1.451.53

	Dues as per books $825 - less $325.-	500.00	
	Due from rent of Building	347.85	
	" " " " Spaces Exhib. Dpt-	687.85	
	Cash on hand Jany. 6- 1891	563.36	154.633.8

Liabilities

Liabilities

Bonds	100.000.00	
Bills Payable	8.000.00	
3 mos Interest on Bonds	1.250.00	
Salary unpaid	1.000.00	
Balance due for Elevator	760.00	
Donation to Trade School	1.818.50	
Historical Committee	115.00	112.943.5
132 Corp Certificates @ $315.83⅓	Balance	41.690.1
Less amt. Charged contingent- Fund		4.730.1
		36.960.0

Value of Corp. Certif. withdrawal value

We recommend that 132 Certificates of Corporate Membership be placed at $280. each withdrawal valuation $250.- each

Finance Committee

signed Wm. B. Irvine
" Murrell Dobbins
" Fred. A. Mayhaberty

Auditing Committee

signed Chas G. Walters
" Alfred P Shannon
" John J. Weaver.

Treasurer

signed Chas. H. Reeves

on motion the report was received and directed to be spread on the minutes.

Treasurers Report

Treasurers Annual Report. Jany. 27th 1891

To Balance on hand Jany. 15th 1890.		10.357.85
" amt rec'd from bills receivable. (note due)	50.00	
" " " " " Payable	24.500.00	
" " " " Historical Committee	65.00	
" " " " Corporate fees	2.590.00	
" " " " Furniture & Fixtures Exchge	84.72	
" " " " Entertainment Committee	624.87	
" " " " Expens Exchg (Rent of assocn)	214.91	
" " " " Property a/c	6.03	
" " " " Dues "	14.200.00	
" " " " Exhibition Dpt. rent of spaces	10.054.91	
" " " Rent of offices	7.202.99	
" " " Interest on Deposits	125.01	59.718.4
	Total Receipts	70.076.2

Total Receipts.

Expenditures a/c Exchange

Paid a/c Expense Exchange

Wages 1716.22 Rent of Phones 268.66 Cigars 263.90
P.O. Stamps 175.15 Washing 58.55 Brushes Soap &c. 15.07
Periodicals & Papers 97.87 Expense of Delegates to St Paul 420.-

70.076.29

Expense of Delegates & Committee to mid year meeting in New York. 49.– Arbitration Committee 45.
Hist. Com. 50– Telegrams, Car fare, Express Matter &c. 36.04
Erecting mantle 171.14 Paper Stationery &c 36.92 Ice 34.01
Luncheons 810. Elect. wiring 10.73 advertising 171.95
Interest 408.73 Ventilators 46.14 Badges Buttons 30.–
Collecting 12.25 Photos of Ex Presidents & Directors 154.
Entertaining 5.55 Per Capita Tax 858.– Keys &
Hdw. 8.21 Papering & Painting 6.02 Plastering
9.70 Insurance &c. Sub. to Bradstreets 130.
Rent of Elect. Protector 10.– Engraving resolutions
12.– Towels 41.50 Repairs 12.19 Rent of Box at
Bank 12.50 Books on Building 10.40
Total Expense Exchange 6.184.95

Furniture & Fixtures — Furniture & Fixtures Exchange
Iron work 41.85 Telephone box 100.68
Haulg. 21.25 Frames for Photographs 27.50
Chandeliers 50. Plumbing 49.71 Maps 3.50
Elect. Holders 8.50 Haulg. 31.15 Galv. Tubes 2.50
Chairs 137.50 Globes 26.16 Andirons 62.–
Gas Fixtures 348.56 Clock 55. Pedestal for
Japanese Temple 157.05 1.081.91

Petty Supplys — Printing & Supplies 336.25

Expense Building
Gas 198.60 Elec. light 638.60 Coal 463.54
wages 1680.72 Washing 15.18 Plastering &
Painting 3.57 Oil, soap &c. 8.52 Brooms
Brushes &c 14.43 Tapes 1656.58 Haulg
ashes 43.– Water rent 185. suits for
Elevator boy 32.50 Signs 28.30 Tacking
down doors 9.92 Toilet paper 9.25
Repairs to Elevator &c 32.85 Plumbg
5.13 Whitewashg walls 4.– Engineer
Petty Tools & Plumbing work 208.96
Interest on Bonds 5000. 10.238.75

Supplys Bldg. — Supplys Building 8.57

Furniture & Fixtures Building
Elect wiring 91.11 Partitions in cellar 216.50
Lubricator for Elevator 29.67 Hoisting
Rigging 98.68 Mat for Elevator 13.17 449.43

New Bldg — New Building
J. R. Wiggins balance in full 10.857.87
Heating Contract balance in full 1.259.44

70.076.29

Elevator 909.50 Painty 12.94 Seats Bars 25.
Gas fitty & Plumby. 170.21 Carpenter work 130.25
Drilling stone steps 14. Iron work 408.73
Plastering 25.27 Ventilating Pipes 18.50
Balance on contract for Elect. wiring 79.50
Architects fees / balance 1043.48
Total a/c Building 14.956 15

Property a/c — Property a/c
Slate floor in Toilet-Room 24.00

Bills Payble. — Bills Payable 28.500.00

Corporate a/c — Corporate account-
For return of Corporate certificates 940.00

Trade School — Mechanical Trade School

Insurance. — Insurance 181.50 cash deductions 77.15 258.65

Ent. Com. — Entertainment Committee 111.35

Exhib. Dept. — Exhibition Department 6.492.89

Total paid out. 69.512.93

Balance Jany. 6. 1891 563.36

On motion the report was received and directed to be spread upon the minutes.

Black moves — Mr Black moved that the Financial report be printed in detail and a copy mailed to each member of the Exchange. not agreed to.

Mc Coach resolution — Mr Mc Coach offered the following resolution- viz.
Resolved: That on the Fourth Tuesday of January each year that the Polls for the election of Directors be opened at 3. P.M. and closed at 4. P.M.

Weaver. Amends — Mr Weaver amends to make the hours between 1 and 3. P.M. —

Stevens Amends & agreed to. — Mr Stevens amends to refer to the Board of Directors to prepare an amendment to our By-Laws and report same at our next meeting. Accepted by Mr Mc Coach and agreed to.

Judge & Tellers report— The Judge and Tellers being ready, they present the following report as the result of the election.

Phila Jany. 27. 1891

To the President & Corporate members of the
Master Builders Exchange

We the Judge and Tellers appointed to conduct the Election for Directors, Report that we attended to our duties and declare the following elected.

Directors Elected

George Watson	128	John Atkinson	95
Geo. W. Roydhouse	119	J. S. Thorn	87

Jr. R. Mayfield 84 Chas G. Welter 78
Wm. H. Albertson 79
and to fill the unexpired term
Jno B. Brown. 114
J. Lindsay Little signed A. B. Barber (Judge
George J Watson

Report rec'd. On motion, the report was received and the Judge and Tellers discharged with thanks of the Corporation.

Gillingham reports on reception of Delegates &c. The Special Committee, Chas Gillingham Chairman, having in charge the arrangements for the reception of the Delegates, Alliniates and visitors to the 5th annual Convention of the National Association of Builders on Friday Feby. 13th 1891. Reported in detail the programme for that occasion, for the information of members.

Membership. Membership. 296

Corporate	136
Nm. Corporate	160
Total	296.

average attendance 1890 67.3/4

Adjourned. There being no further business, on motion adjourned.

Wm O Carlin Esq
Secretary

Special meeting Feby. 9. 1891. Philada Feby. 9. 1891

A special meeting of the Master Builders Exchange was held on the above date at 8 o'clock P.M. pursuant to call.

Wm. H. Albertson 2d Vice President in the Chair.

Ninety members present.

Roll call dispensed with. On motion of Mr Chas H. Reeves, the calling of the roll was dispensed with.

Object of meeting. The President stated that the meeting was called to consider a new Lien act. prepared by our Counsel, Mr Jno G. Johnson, to be presented to the Legislature, entitled "an act securing the right of sub-Contractors to file Mechanics Liens, and preventing interference with this right by contracts".

Act read and offered and referred. The act for protecting sub-Contractors was read by the Secretary and, on motion of Mr Irvine, was adopted and referred to the Committee on Lien Law to visit the Legislature at Harrisburg and have adopted. The Act is as follows.

Act.

An Act.

Securing the right of sub-Contractors to file Mechanics Liens, and preventing interference with this right by Contracts.

1 Section 1 - Be it enacted &c, That no contract which shall hereafter

be made for the erection of the whole, or any part, of a new building with
owner of the lot on which the same shall be erected, shall operate to interfere
with or to defeat the right of a sub-contractor who shall do work or shall furnish
materials under agreement with the original contractor in aid of such erection,
to file a mechanic's lien for the amount which shall be due for the value of such
work or materials furnished, unless such sub-contractor shall have consented
in writing to be bound by the provisions of such contract with the owner in
regard to the filing of liens. Without such written consent of such sub. contract
for all contracts between the original contractor and the owner which shall
expressly or impliedly stipulate that no such lien shall be filed shall be valid
as against the right of such sub-contractor to file the same.

Section 2.— All persons contracting with the owner of ground for the
erection or construction of the whole, or of any part, of a new building thereon,
shall be deemed the agent of such owner in ordering work or materials in and
about such erection or construction, and any sub-contractor doing such work
furnishing such materials shall be entitled to file a Mechanic's lien for the value
thereof, notwithstanding any stipulations to the Contrary in the contract between
the owner and contractor, unless such stipulations shall have been consented
to in writing by such sub contractor.

adjd

on motion adjourned.

A. P. Shannon

Secretary Pro. Tem.

Conference Stated Meetg.

Phila Feby. 24. 1891

Feby. 24. 1891

A stated conference meeting of all members of the Master Builders Exchange was held on the above date at 10 & M. So. 7th St. at 1.30 P.M. Geo. Watson, President in the chair.

number present

Members present 157.

Pres. remarks

The President made some remarks thanking the Exchange for the honor conferred upon him of presiding over their meetings for the present year and, also made a statement for the information of the members of the following important events that had taken place since the last conference meeting in December. Viz:

Report of Pres.

The annual meeting of the Corporation had been held the Board of Directors and the various offices and Committees had made their Annual reports showing the Exchange to be in good financial condition. Eight new Directors had been elected to the Board, 7 to serve for 3 years and one for

two years (unexpired term). The following offices had been elected to serve for the year 1891. viz-

George Watson President-
Murrell Dobbins 1st Vice President
Wm. H. Albertson 2d Vice President-
J. Mc Harris 3d Vice President-
Wm. Harkness Secretary
Chas. H. Reeves Treasurer

The Fifth annual Convention of Builders was held in New York May. 9th. Phila. represented by

Stacy Reeves
Jno. S. Stevens
Chas Gillingham
Murrell Dobbins
Samuel Hart
Wm. Harkness
George Watson
and about 50 others

The Convention was held in Masonic Temple.
The opening address was made by the President, Jno. J. Tucker of New York.
25 Cities were represented; and about 400 Delegates, alternates and visitors were present.
The Secretary's report showed the organizations of over 600 associations of trades.
The question of Arbitration between Employer and Employees was recommended with form of agreement.
The question of Uniform Building Laws was also considered and, a committee appointed to act in conjunction with Joint-Committee of Fire Engineers, Underwriters, Architects and Building Inspectors, which will meet in New York april 2d.
An able paper was read by Jno. L. Wilkins on the Legal aspect of Boycotts and Strikes.
A visit was made by the Delegates and others, to Col. Rich'd T. Auchmuty's School! Also to the Building of the Society of Mechanics and Traders, formed over 100 years ago. Also. 65 members of this Exchange attended the Banquet at Lennox Lyceum at which 850 participated.
The Delegates and visitors, to the Convention, to the number of 500, paid a visit to the Phila. Exchange and were entertained at the St. Georges Hall, and

shown through our Building and Trade School during the afternoon and evening of Feby. 13th. An address was made to the Delegates and visitors by Charles Gillingham, chairman, giving a brief history of this Exchange to the present date; and, remarks, were also made by Wm Pressing of Chicago, Secretary Hayward of Boston, Blair of Cincinnati, Scribner of St Paul, Tucker of New York, Mc Allister of Cleveland, Geo. W. Hunt of New York, Geo Debevoise of New York and John L. Stevens of Phila.

Delegates returned to New York at 9. P.M., by special train, well pleased with their visit to Philada.

The Committee on "Revision of Building Laws" have finished their labor and, their papers are now in the hands of the printer and, as soon as done, will be presented at Harrisburg.

The New Lien bill has been introduced in the House, protecting Sub-Contractors in their rights of Lein and, it is now on the Calender, No. 230.

The Secretary read a personal letter received by him, from a Legislator at Harrisburg, stating that the "Judiciary General Committee" would consider the two "Employers Liability" bills at Harrisburg, on Wednesday evening, Feby. 25th. The subject was referred to the Legislative Committee who will met immediately after the adjournment of this meeting.

None of the Officers, Committees or members having anything to report or offer and, there being no further business, the meeting, after the following report was made, as follows.

Rate of Dues

Dues for membership has been fixed at $50- for the year 1891.

Corporate fee

Entrance value of Corporate membership has been fixed at $280.- and the withdrawal value $265.-

adjd.

adjourned.

Wm O Carlin Jr
Secretary

Stated meeting

Phila March 24-1891

Corporation

A stated meeting of the Corporation Master Builders Exchange was held on the above date at their rooms 1810 Mt. So. 7th st. at 8 oclock P.M. Geo. Watson, President in the chair.

Mch. 24-1891

Members present

Members present:-

Allen & Son. Ballinger J.A., Ballinger R.C., Black & Son, Brown Jas. E., Brininger A.G., Conway Wm, Eyanson & Son, Fogg Wm G, Fulton M & Co., Garber J.R., Hartness & Bro, Harris E.M & Co., Hinman C.C., Irvine & Carty, Johnston Jas., Kee & Son, Kirkpatrick Bros., Marshall Thos. H., Payne & Co, Reeves J.W & C.H., Rivers Stacy & Sons, Stevens Jno. S. & Sons, Walton Geo. & Son, Weaver & Penrock, John Sundergill Total 25.

Minutes appd

The minutes of the last stated, Special and Conference meetings, were read and approved.

Communications

Communications.

Hayward

One from Wm. H. Hayward, dated 3 mo 16-91 informing us that the Builders Exchange of Buffalo and Builders and Traders Exchange of Milwaukee, have purchased sites and are about to erect buildings of their own. The result of their visit to the Phila Exchange. Received and filed.

Bldrs Exchge Balt.

One from Builders Exchange of Baltimore dated 3 mo 16-1891, enclosing copy of Regulations governing proposals and awarding of Contracts adopted by the Builders Exchange and approved by the Architects. Received and posted on Bulletin Board.

Report of Directors

Report of Board of Directors.

Your Board of Directors would report that since the last Corporate meeting, the following subjects have been acted upon by them.

Journeymen Stone Masons Assn.

The Journeymen Stone Masons Asso. notified this Exchange of the scale of wages fixed by them for the year 1891. A copy of the same was sent to the Master Stone Cutters Asso., and posted upon the Bulletin Board.

Torrey Bankrupt Bill

A communication was received from the Board of Trade, containing a memorial to Congress, requesting the passage of the Torrey Bankrupt Bill. The resolutions were approved and forwarded to our members of Congress.

Jno. P. Green

A communication was received from Jno. P. Green Vice. Prest of the Penna. Rail Road, calling our attention to two bills the Legislature of Penna, entitled, Employ-

ers Liability bills. It was refered to the Legislative Committee, with addition of 10. other members to assist the committee in their defeat.

Lein - Law

The New Lein Law, for the protection of Sub-Contractors, drawn by our counsel, Jno. G. Johnson, has been presented at Harrisburg and reported favorably by the Committee and, is now on Second reading. Our Legislative Committee are giving it their close Attention The Pittsburg and Reading Exchanges are assisting in its passage. About 25000 communications have been addressed to the Builders of the State, requesting their co-operation.

Mc Coach resolutions

Resolutions of Mc Coach, in reference to manner of conducting the election for Directors, has been referred to the Legislative Committee to prepare a proper By-Law on the subject.

Bldg Com. instructed on Restaurant

Your Building Committee were instructed by the Board, to have plans prepared and approximate estimate submitted, of the probable cost of another story on our front Building, to be used as a Restaurant. The Building Committee reported to your Board as follows: viz

Phila March. 24. 1891

To the President and Directors of the
Master Builders Exchange

Bldg. Com. report on Restaurant

Gentlemen

In pursuance of a Resolution adopted at your meeting held 1st Mo. 6-1891. Your Committee Respectfully submit for your consideration, Plans for a proposed New Story on the front part of your Building for Restaurant purposes; with Kitchen above the approximate cost of which will be $8500.00.
Should the Kitchen be placed on the same floor as the Restaurant, the cost would be $7.500.00.

(signed) S. Reeves
Chairman

Your Board approved of the plan placing the Kitchen above the Restaurant on the South end, present to the Corporation, the following resolution. viz -

Resolutions on Restaurant Approved & referred

Resolved; That the recommendation of the Board of Directors, to add an additional Story on the Main Building for a Restaurant, as per plans submitted, be approved.
Resolved: That the whole matter be refered to the Board of Directors, with power to act, should they deem it advisable

after further examination.

Mr. Gillingham amended: "That if the Board of Directors deem it advisable, two stories shall be placed on the front building (withdrawn)

Mr. Irvine amends," to postpone subject for one month. Not agreed to.

After remarks on the subject by Messrs Irvine, Harris, Gillingham, Buvinger, Black, Stevens, Stacy Reeves, Chas. H. Reeves and Allen, the question on the original resolution was put and, the yeas and nays were called for by Mr Irvine, with the following result; Yeas 24. Nays. 1 (Mr Irvine) and the resolution was agreed to.

Reports of Committees.

Finance. Wm. B. Irvine. Chm. Nothing to report.

Legislation. P. M. Harris. Chm. Reports that the Lien Law will come up probably to morrow, Wednesday, for second Reading in the House of Representatives; also gave a full detailed report of all that had been done to secure its passage, up to the present time.

Arbitration. Jno. Kisterbock. Chm. Absent.

Architects Plans & Contracts. Jacob Myers. Chm. Absent.

Labor. Wm. Gray. Chm. Absent

Printing & Supplies. Wm. H. Albertson, Chm. Absent.

Press & Publication. J. S. Thorn. Chm. Absent. The Secretary reported for the Committee: That cards of officers and Committees had been prepared and printed and sent to members: also, that a pamphlet, with officers, committees, and members and Business Chart was in course of preparation.

Room & Rules. Chas. H. Reeves. Chm. Nothing to report.

Exhibition Department, Chas Gillingham, Chm. Favorable report

Membership. Thos. H. Marshall. Chm. Reports having approved one application since last meeting.

Complaint. Geo. F. Payne. Chm. Absent.

Entertainment. P. M. Harris. Chm. Nothing to report.

Historical. P. M. Harris, Chm. Reports progress.

Mechanical Trade School. Geo. Watson. Chm. Reported everything progressing favorably, and all sub-committees attending to their duties.

New Business. For the individual benefit of the members, Ex President Stevens explained the Prospectus of "The American Employers Liability Company of New York who desired to establish a Branch or Local Board in Philada. As it was purely a personal matter, no action was taken thereon.

Amendment to By-Laws.

The Secretary offered the following amendment to the By-Laws, which lays over under the rules. viz.-
"Add to Article VII of the By Laws the following new Sections.
Section 8. The President shall also appoint the following standing committees from the members of the Corporation viz:- An Exhibition Committee, to consist of Five (5) members An Historical Committee, to consist of Three (3) members and a Mechanical Trade School Committee, to consist of a chairman and Secretary and, Three (3) members for each of the Trades taught in the Trade School.
Section 9. It shall be the duty of the above mentioned standing committees of the Corporation to take charge of all matters and perform such duties as may be imposed upon or referred to them by the Corporation or Board of Directors

Treasurers Report

Treasurers Report. March. 24. 1891

To Balance on hand Jany. 6-1891	563.36	
" amt rec'd a/c Rent of Offices	1.793.95	
" " " " Exhibition Dpt. rent of space.	2.427.77	
" " " " Corporate fees	1.605.00	
" " " " Gas Store	9.00	
" " " " Dues	6.075.00	
" " " " Rent from Asso.	15.00	
" " " " Furniture & Fixtures	1.50	12.490.58

By amt paid a/c Expense Exchange
288.32 Wages. 100.- Rent & Ch. Geo. Hall. 14.50 Cigars, 40.- Type Writing
70.46 Sundries, 57.50 Petty Cash, 259.25 Exp Delegates to N. Y.
46.15 Entertainment, 20.10 Plumbg. 1034.28

" " " Expense Real Estate
275.50 Wages, 110.39 coal, 163.20 Elect. Lt., 187.- water Rent, 65.40 Gas, 11.25 oil,
Sundries 48.97 Engineer Dpt. 11.03 903.24

" " " Exhibition Dpt 828.69

" " " Real Estate. 48.68 Stokes & P. bl. 46.68 Hanerock Brickly & Taylor- Painty 10.50 817.68

" " " Corporate Certificate 1.030.00

" " " Bills Payable 2.300.00

" " " Furniture & Fixtures Bldg. 2.40

" " " Furniture & Fixtures Exchge 183.50

" " " Supplies Bldg. 10.75

" " " Painty & Supplies Exchge 169.60

" " " P.O. Stamps Legislative Com. 235.00

" " " Wm Hartness Secy. 1.000.00 8.515.11

Balance on hand March 24. 1891 # 3.975.47

(signed) Chas. H. Reeves
Treas.

On motion, Treasurers report was received and directed to be filed and spread upon the minutes.

djd. No further business, on motion adjourned

Wm H Carruth
Secretary.

Stated Conference meeting Nov 28. 1891

Philada. April 28– 1891

A stated conference meeting of the Master Builders Exchange was held on the above date at 18 to 24 So. 7th st. at 1.30 P.M. President Geo. Watson in the chair.

On motion of the Secretary, the calling of the roll was dispensed with and the Superintendent directed to note the number of members present.

Number present– Members present. 157.

President reports– The President stated that since the last conference meeting, the following subjects had been considered by the Corporation and the Board of Directors viz:–

Additional story. First: The subject of the erection of an additional story on the front building, for the purposes of a Restaurant. The Building Committee are preparing plans and, estimates will be asked for as soon as they are completed and the additional story erected this fall.

Additional Exhibit Space. Second:– The subject of increasing the space of our Exhibition Room is also being considered by the Building Committee.

Employers Liability Bill. Third:– The Employers Liability Bills now before the Legislature have not occupied the attention of our Legislative Committee, as the large Corporations are actively opposing them and there is no fear of their being passed.

Trade School. Fourth:– The Trade Schools will close next month for the first term of 1890–91. the boys are preparing for examination. The Committees are performing the duties imposed upon them: and Diplomas will be awarded to those pupils who pass the examination with the requisite average.

Lien Law. Fifth:– The Lien bill protecting sub-Contractors in their right of Lien, has passed second reading, and Mr Harris, the Chairman of the Legislative Committee being called upon by the President, gave a very full account of what had been done by the Committee in the furtherance of its passage, and requesting all the

Harris on Lien Law

members to use their influence for its passage thruout the Senate and its approval by the Governor, stating that the bill was opposed by Trust Companies and Lawyers.

Secy's Report

The Secretary explained what had been done in his Department since the last Conference meeting as follows:

Cards & small books.

First:- The preparation of cards of Officers and Committees,

Second:- Small books containing the names of Officers, Committees, Departments and a list of the members Corporate and Non-Corporate.

Chart of Officers &c.

Third:- Chart of Officers, Committees, Meetings and a list of members by Trades.

Report of 5th annual Convention &c

Fourth:- The report of 5th annual Convention had been received from the National Secretary: Also the address of Mr Chas. Gillingham, delivered at the 5th Annual Convention, giving a history of the Philada Exchange. All of the above publications were being distributed to the members as fast as possible.

Communications R. McGlenn.

The following communications were read:-

School boys & visit. Trade School

One from Robt. McGlenn dated april 25th requesting permission for some school boys of his, to visit our Trade School some Thursday evening. On motion of the Secretary, the request was complied with.

Secy. of Bldrs. Exchge Worcester.

One from Geo. Bouchard, Secy. of the Builders Exchange of Worcester Mass. dated April 27th 1891, stating they had established an Exhibition room similar to ours, 28 x 110 ft. On motion, received and filed.

Foulkrod. Trade League

Three letters from W. W. Foulkrod, President of the Trades League, addressed to Ex President John S. Stevens and dated april. 22d 27th & 28th. all in reference to the establishment of a Trades League for the purpose of advancing the Trade of Philadelphia and, requesting his co-operation and acceptance of a position on the Board of Directors. After remarks by Mr Stevens, the following resolution was presented by Mr Murrell Dobbins

Resolutions on Trade League

Resolved:- That the Master Builders Exchange recognizing the appointment of Ex President Jno. S. Stevens as a member of the Board of Managers of the Philadelphia Trades League, an acknowledgment of the interest taken by our Exchange in all matters that tend to make a New Philadelphia.

Request to Mr S Stevens

Resolved:- That Ex President Stevens be requested to

accept the appointment and to represent the interests of our Exchange in the Philadelphia Trades League.
On motion agreed to unanimously.

rts of Comms. Reports of Committees.

itorical Mr. J. M. Harris. Chm. of Historical Committee reported that a portrait of Ex President Stacy Reeves, had been procured and hung in the Exchange Room: also requesting members to furnish the Committee with their Cabinet Photographs with their Autographs and date of Admission, as soon as they possibly could, for the Photograph Album now being made.

m. Com. The Room Committee, Chas. H. Reeves, Chm. reported that they had subscribed for the daily papers of several of the large cities and they would be kept on file in the Exchange Room for the use of members.

mbership m. The Membership Committee, Thos. H. Marshall, Chm. reported that 4 applications had been approved since last meeting. 3 change of firm. one Corporate and 2 Non-Corporate.

None of the members having anything to offer, and there being no further business.

djd. on motion the meeting adjourned

Wm Harkness
Secretary

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tated Phila May 26th. 1891

rporation A stated meeting of the Corporation, Master Builders eting Exchange was held on the above date at 1810 mt. So.-
y. 26-1891 7th st at 8. o'clock P.M. Vice President Mourell Dobbins presiding.

oll Call Roll Call. The Secretary moved to dispense with calling of the roll, and that the Superintendent note the number of members present, which was agreed to.

rs present Present: Messrs. Albertson, Allen & Son, Andrus, Ballinger J. A., Berringer, Byrd, Dobbins, Carpenter & Sons, Cyanson & Son, Fulton & Co, Harkness & Bro., Hart & Son, Kee & Son, Marshall, O'Brien & Sons, Reeves J. W. & C. H., Riley, Watson & Son. Total 18.

utes appd The minutes of the previous stated and Conference meetings were read and approved.

mmunications Communications - None.

Report of the Board of Directors.

Report of Directors

Committee on Trades Guild

Your Board of Directors have appointed a committee, consisting of Jno. S. Stevens, Stacy Reeves, John Kistarbock, to attend a meeting for organization of a "Trades Guild".

Gilling[illegible]s' address

Copies of the address of Mr Chas. Gillingham, to the Delegates to 5th Annual Convention of the "National Asso" of Builders, on the occasion of their visit to this Exchange have been received, and can be obtained on applying to the Superintendent.

Corporate Applications to be made.

Your Board having decided that December 31st. shall be the end of the fiscal year, passed the following resolution Resolved,- That any individual or firm making application for Corporate membership, desiring to be admitted at the rate fixed for the current year, his or their application must be dated, at least 15 days prior to the 31st of December.

Resolutions to N. Y. Exchge

Resolutions have been prepared and, are now being engrossed, thanking the Builders Exchange of New York, for courtesies extended during the 5th Annual Convention of the National Asso. of Builders held in New York.

Resolutions of regret to appt Stevens

Resolutions have also been passed, requesting the Governor to appoint Jno. S. Stevens, a member of the Board of Managers for Pennsylvania, at the "Worlds Columbian Exposition, to be held in Chicago in 1893.

Electric Fans

Electric Fans are being placed in the Exchange Room and Directors Room.

Extension of Exhibition Room

Plans for the extension of our Exhibition Room have been made and bids are asked for, to be opened on June 8th. Plans can be seen on application to Mr. W. W. Morgan. Superintendent of Exhibition Department

Additional Story on Front Bldg.

Plans and Specifications for an additional Story on our Front Building are being prepared by Wilson Bros. & Co; and, when completed, Proposals will be asked for.

Business Chart

A Business Chart of our membership, has been prepared and mailed to our members.

Cards.

Cards of Officers and Committees have also been prepared and mailed to members.

Pamphlet

A Pamphlet containing list of Officers, Board of Directors Committees and members, has also been prepared and mailed to members.

Lien bill

Lien Bill 230 has passed the House and Senate and is now in the hands of the Governor for his signature.

Directs report rec'd & filed. On motion, the report of the Board of Directors was received and filed.

Reports

Reports of Standing Committees

Membership — Membership. Thos. H. Marshall, Chm reports, that since the last Corporate meeting, they have approved of Seven (7) applications for Non-Corporate membership 4 of which were Change of firm. and 2 applications for Corporate membership one (1) of which was change of firm.
On motion, the report of Membership Committee was received and filed.

Complaint — Complaint: Geo. F. Payne. Chm. Absent.

Auditing — Auditing. Com. John J. Weaver, Chm. Absent.

Historical — Historical. F. M. Harris. Chm. Absent.

Exhibition — Exhibition. Com. Chas. Gillingham. Chm. reported that they continued to rent spaces, and that they desire to have the Exhibition Room extended, so that the Exhibition space may be enlarged, and make some spaces more desirable.

T. S. School. Mechanical Trade School. Geo. Watson. Chm. Absent.

Special Comm's.

Reports of Special Committees

Entertainment — Entertainment. F. M. Harris. Chm. absent.

Def'd Buss.

Deferred Business

The Secretary read the Amendments to By-Laws. as follows-viz.

Amendts. to By Laws. Article IV, strike out sections 1 and 2 and insert the following in lieu thereof:-
Section 1. The annual election for members of the Board of Directors shall be held on the Fourth Tuesday of January in each year between the hours of one and three o'clock P. M. to elect one-third of the Board of Directors, who shall hold office for the term of three years; and also to fill vacancies for unexpired terms. They shall be elected by ballott, and majority of the votes cast for a candidate shall elect him.
Section 2. The President shall appoint a Judge and two Tellers to conduct the Annual election; the Judge shall be sworn to discharge the duties of his office with fidelity and that he will not receive any votes but such as he believes to be legal. They shall meet at the Exchange Room on the day of election, and open the polls at one o'clock P. M., keeping a record of the members who have voted and whether in person or by proxy; after the polls are closed they shall immediately count the ballots and report the result in writing to the President.

mendments approved. On motion of Mr Wm. H. Albertson, duly seconded, the Amendments to By-Laws were approved as read.

New Business.

None.

Report of Treasurer

To Balance on hand 3 Mo. 25-1891		3.975.44
" amt rec'd a/c Real Estate Rent of offices	1.702.94	
" " " " Exhibition Dpt Rent of spaces	1.753.00	
" " " " Exchange. Rent from asso's	18.00	
" " " " " Dues	2.445.00	
" " " " " Corporate fees	560.00	
" " " " " Bills Payable	6.000.00	
" " " " " Legislative Com.	20.00	12.498.94
		16.474.38

Paid a/c Exchange		
Salaries	288.32	
Interest	182.19	
Luncheons	700.00	
Cigars	105.00	
Printing	140.98	
Stat'y; Stamps, Periodicals &c.	147.52	
Furniture & Fixtures	60.45	
Rent of Telephones	60.00	
Bills Payable	5.700.00	
Insurance	24.00	
Miscellaneous	29.19	
Paid a/c Real Estate		
Salaries	279.32	
Coal	179.22	
Electric Light	98.10	
Taxes & Water Rent. (Taxes 1891)	1.654.29	
Engineers Dpt.	1.17	
Repairs	65.52	
Interest on Bonds	2.500.00	
Furniture & Fixtures	4.00	
Miscellaneous	26.14	
Paid a/c Exhibition Dpt	981.48	
" " Trade School. Donation #700. Int #10.50	710.50	
" " Bills Payable. Bal. note #4000. Trade School	000.00	
" " Legislative Committee	525.70	14.523.09
Balance on hand 5 Mo. 23. 1891		# 1.951.29

Signed Chas. H. Reeves
Treasurer

Treas report appd

On motion, the Treasurers' report was received and filed.

Buringer inquiry -

Under the head of "Has any member anything to offer", Mr Buringer inquired whether the Corporation has given any authority to the Board of Directors or Building Committee, to make the proposed alterations to Exhibition Room. After explanations by Messrs Gillam, Reeves and others, as to what course had been pursued, Mr Buringer offered the following seconded by Mr. Allen:- That the Board of Directors have full authority to make the proposed alterations to the Exhibition Room. Agreed to.

Directors to make alterations to Exh. Room

Mr. C. H. Reeves moved to notify every member of the proposed alterations and request estimates on the same. Agreed to.

Notify members

On motion adjourned

adjd.

Wm O Carlisle
Secretary

Stated Conference meeting June 23 91 No. Roll Call

Phila June 23. 1891

A stated Conference meeting of the Master Builders Exchange was held on the above date at 18 to 21. So. 7th st. at 1.30. P.M. President Geo. Watson in the chair. On motion of Wm. H. Albertson, duly seconded, the calling of the roll was dispensed with and the Superintendent directed to note the number of members present. to wit present 141. members.

number present President's Report

The President made the following remarks, that since the last conference meeting, The Corporation at a stated meeting held May 26. 1891. passed a resolution "That any individual or firm making application for Corporate membership, desiring to be admitted at the rate fixed for the current year, his their application must be dated at least 15 days prior to the 31st of December.

Resolutions thanking the New York Exchange for the courtesies extended to Delegates and visitors of the Exchange during the 5th annual Convention of the National Asso. of Builders, have been prepared and will be forwarded as soon as they are engrossed.

Plans were made and bids asked, for the proposed alterations in the Exhibition Room and the contract awarded to Kemp & Garrison for the sum of $1,386.-

they being the lowest bidders.
Bids for the additional story on our Trunk building will be asked for when the plans and specifications are completed.
Lien Bill No. 230. has been signed by the Governor and is now the law.
Article IV. sections 1 and 2 have been amended. That the Polls for election of Directors at the annual meeting shall be open from 1 to 2. oclock. P.M.
The 1st Term of the Trade School had expired May 29th and the closing ceremonies were held on June 16th at which 63 pupils received diplomas. Out of 120 pupils in the School. Six #20. gold pieces and Two #10. gold pieces were awarded as prizes to those having the highest averages. The School will open in September for the second term of 9 mos.

Communications

Communications. None

Reports.

None of the committees had anything to report.
None of the members had anything to report.

Adjd.

On motion the meeting adjourned.

Wm Harkness
Secretary

Special meeting of Corporation held July. 22. 1891

Phila. July. 22 - 1891
A special meeting of the Corporation was held on the above date at 18 to 24. So. 7th st. at 1. oclock. P.M. Geo. Watson President in the chair.
On motion of the Secretary, the calling of the roll was dispensed with and the Superintendent instructed to note the members present. as follows.

Members present.

Members present

Messrs Black & Son, D. & Boorse, Jos. C. Brown, A. G. Buringer, Jno. Byrd, D. Conway & Sons, Wm. Conway, Jno. C. Cyanson & Son, W. P. Dogg, McCulton & Co, Hartness & Bro, F. M. Harris & Co, Irvine & Canty, Kemp & Garrison, M. Magee & Co, Mc. Melody. J. W. & C. H. Reeves, S. Reeves & Sons, S. R. Riley, G. W. Roydhouse, Slack & Bro., Jno. Sunderland, Jas. C. Taylor, J. S. Thorn, Geo. Watson & Son, J. R. Garber, J. I. Gillespie. Total - 27 -

Object of meeting

The President stated that the object of the meeting was to consider the subject of additional story, as the proposals had exceeded the approximate estimate of #8.500., under which the Board of Directors had power to act.

Proposals

The Estimates were read by the Secretary, as follows - viz

John R. Wiggins	$10836.00
S. R. Riley	11.296.83
Kemp & Garrison	12.045.00
Geo. F. Payne & Co	12.260.00
Hudson & Dillin	15.305.50

Chm. Bldg. Com. on additional cost.

The Chairman of the Building Committee being called upon to state why the proposals exceeded the approximate estimate of $8500. - replied as follows. Seven extra lifts - in air shaft, Flag Pole, Ceiling Ventilators Fire proof construction under Kitchen Range, Broiler Floor &c., Two Refrigerators, Steam Carving Table, Coffee Urns &c., Enlarging of Kitchen &c. All of which would account for the increased cost.

Contract awarded to.

Mr Harris moved that the Contract be awarded to J. R. Wiggins, and the Building Committee directed to have an agreement entered into with necessary security. Agreed to.

President on death of Weaver & Peoples

Harris remarks.

The President announced that, since our last meeting we had lost by death, two of our members; to wit- John J. Weaver. Corporate and Wm J. Peoples, non-Corporate and spoke of them in a very feeling manner. and, of the great loss both the Exchange and City had suffered by their death. Mr Harris also spoke in like manner.

adjd.

No further business, on motion adjourned

Wm P Martin
Secretary

Corporation Stated Mtg. 9 Mo. 22-91

Phila Sept. 22d 1891.

A stated meeting of the Corporation (Masters Builders' Exchange) was held on the above date at 8. o'clock. P.M. at 18 to 24. So. 7th St. President Geo. Watson in the chair.

Roll Call

Roll Call

The Secretary moved to dispense with the calling of the roll and the Superintendent note the members present. agreed to.

Members present

Members present.

Messrs. Allen & Son, Berninger, Byrd, Campbell Conway & Son, Dobbins, Fulton & Co, Hancock, Harkness & Bro, Harris & Co, Johnston, Kee & Son,

Marshall, Payne & Co, Reeves J.W. & C.H., Reeves & Sons, Riley, Shannon & Sons, Slack & Bro, Stevens & Sons, Sunderland, Watson & Son. Total 22.

Minutes

Minutes

The minutes of the previous stated conference and Corporation stated and special meetings were read and approved of.

Communications.

Communications.

Sayward. One from W. H. Sayward National Secretary dated Aug. 26-1891, commenting on death of John J. Weaver and the progress of the Exchange. acknowledged by the Secretary.

Sayward One from Wm. H. Sayward National Secretary dated Aug. 29-1891. Requesting suggestions for Midyear meeting. acknowledged by Secretary.

Sayward One from Wm. H. Sayward National Secretary, dated Sept. 3-1891. Commenting on decision of Supreme Court of Mass. in the case of McNeill Bros. of Boston. Vs. the Chamber of Commerce. acknowledged by Secretary.

Sayward One from Wm. H. Sayward, National Secretary dated Sept. 11-1891. announcing time and place of Midyear meeting of Board of Directors of the National Association; to wit:- Cleveland, Ohio. on Monday and Tuesday, Sept. 28th & 29th 1891 at Hollenden Hotel. acknowledged by Secretary.

R. Dearden. One from R. R. Dearden, General Manager Philada. Bourse dated Sept. 21-1891. with 50 copies of descriptive pamphlet, requesting them to be distributed. acknowledged by Secretary.

Report of Directors

Report of Board of Directors.

Phila Sept 22-1891

To the members of the Master Builders Exchange.

Your Board of Directors respectfully report that since last meeting May. 26th. 1891

Complaint was made by the Pittsburg Exchange against R. C. Dallinger & Co, (members of this Exchange) who were erecting a building in that City. The Complaint was investigated by the Labor Committee, who reported that the complaint was not verified, and, fully exonerated Messrs Dallinger & Co. and your Board approved the report. The Pittsburg Exchange was

informed of the action taken and subsequently withdrew the complaint.

The closing exercises of the Trade School were held on June 16th and the School was opened on Sept. 1- for the second term, under very favorable auspices.

The contract for alterations in Exhibition Room was awarded to Kemp and Garrison, the lowest bidders, for the sum of $1386. and has been completed satisfactorily.

Three cases of complaints have been before the Complaint Committee and Board of Directors, all of which have been amicably settled.

Col. Richd T. Auchmuty of New York has forwarded his check for $3000. his second years contribution to our Trade School.

A certified copy of the Lien Law passed by the Penna. Legislature at its last session, has been received and, a vote of thanks of this Exchange, sent to the Governor, House of Representatives, Senate, and members who made special efforts in our behalf. A copy has also been sent to all members of this Exchange, and our sister Exchanges and all the Architects of this City.

The Contract for an additional story and kitchen, for Restaurant, has been awarded to John R. Wiggins the lowest bidder, for the sum of $10.536. on the following conditions.

Time of completion of work, 3 months.
Penalty $10- per day.
Security $5000.-
Reserve fund 15%.

Resolutions thanking the New York Exchange for the many courtesies extended to Delegates and visitors from this Exchange to the 5th Annual Convention of the National Association. Builders' have been engrossed framed and sent to said Exchange.

The question of procuring a sett of flags for the use of the Exchange, was referred to the Room Committee who have purchased a suitable sett.

The time of payment of Corporate fees was referred to our Legislative Committee, who reported that they should be paid within 30 days after being notified of their election, which was approved by your Board.

On Aug. 18th a resolution to recommend to the Corporation that the letter boxes be removed, was approved.

Since our last meeting, we have lost by death, five of our members. viz.

Mcalton Fulton. of Mcalton Fulton & Co — Corporate
Wm. Gray, Sr. of Wm. Gray & Sons. Corporate. and a Director
John J. Weaver of Weaver & Pennock. Corporate
Thomas Little of Thos. Little & Son . Corporate
Wm. J. Peoples of Peoples Bros. Non. Corporate

For the information of members we report that "The Worlds Columbian Exhibition" to be held in Chicago in 1893. has opened an Eastern Head-quarters in the "Stewart Building" Corner of Chambers St and Broadway, New York, where all desired information relative to the Exhibition, can be obtained.

Reports of Standing Committees.

Membership

Thos. H. Marshall. Chm. reports having acted on 3 non-Corporate applications, all of which were approved.

Complaint

Geo. D. Payne. Chm. absent.

Auditing

A. P. Shannon Chm. nothing to report.

Historical

D. M. Harris. Chm. nothing to report.

Exhibition

Chas Gillingham, Chm. reported that alterations to Exhibition Dpt. had been completed; greatly improving the room; had rented 700. additional space: had made spaces more desirable; had introduced Public Telephone and Long distance Telephone pay stations.

Mechanical Trade School.

Geo. Watson, Chm. reported that School was opened on the first Monday in September with favorable prospects: that 125 applications had been received up to this date but, expect more before the 1st of October: very encouraging.

Reports of Special Committees.

Entertainment

D. M. Harris. Chm. nothing to report.

Trades Guild.

John. S. Stevens, Chm. Reported in detail, what was being done in the direction of the promotion of the Trades Guild which will indirectly be of benefit to members of the Exchange

Defer'd Business

Deferred Business.

The Secretary read the following amendments to By-Laws, to wit.

Amend't to By. Laws.

Add to Article VII of the By-Laws the following new sections

Section 8. The President shall also appoint, ~~within one month after his election,~~ the following Standing Committees of the Corporation viz: An Exhibition Committee, to consist of five (5) members; an Historical Committee, to consist of three (3) members; and a Mechanical Trade Schools Committee, to consist of a Chairman and Secretary and three (3) members for each of the trades taught in the Trade Schools.

Section 9. It shall be the duty of the above-mentioned Standing Committees of the Corporation to take charge of all matters and perform such duties as may be imposed upon or referred to them by the Corporation or Board of Directors.

Sec'y. Amend't

The Secretary amended the 1st section by inserting after the word "appoint" on first line, the words "within one month after his election" and striking out the words "from the members" on the 2d line and the words "a Chairman and Secretary and," on 4th line.

Stevens Addition

Mr Stevens offered the following additional amendment. "The Chairman of the Mechanical Trade School Committee shall be appointed by the President, but the committee shall elect from their number a Secretary and Treasurer. They shall have entire charge of the management of said school, make such rules and regulations as they shall deem proper, subject to the approval of the Board of Directors to whom they shall render monthly reports. They shall have entire charge of all funds appropriated or collected for Trade School purposes. Their Treasurer shall keep a separate account of all funds and, pay out the same only on orders signed by the Chairman and Secretary.

Mr Byrd moved that each section be read and adopted separately which was agreed to and the 1st section was read as amended and agreed to. and amendment by Mr Stevens read and agreed to and on motion

the entire amendment as amended was read as a whole and agreed to.

New Business.

New Business.

Mr Dobbins moved that Col. Richd. I. Auchmuty be elected an honorary member of this Exchange and resolutions to that effect be prepared, properly engrossed and framed and forwarded to him. Unanimously agreed to.

Auchmuty honorary member

Mr John S. Stevens spoke on the subject of the Boulevard from City Hall to the Park and, its advantages to the City, and the Secretary offered the following resolution. viz:

Resolution on Boulevard

"Whereas: the movement to secure a Boulevard to extend from the City Hall to Fairmount Park appears to be in touch with progress and entirely favorable to the development of a new Philadelphia"

Resolved:- that the members of the Master Builders Exchange commend the movement to the favorable consideration of the City Councils.

Mr Stevens and Mr Harris spoke in favor of the same and, Mr Jos. D. Hancock in opposition. On motion, the resolution was unanimously agreed to.

Enlarge pwrs. Compl't Com.

Mr Dobbins moved that the Legislative Committee be requested to prepare amendment to By-Laws to enlarge the powers and duties of Complaint Committee.

Mr Byrd suggested that an affidavit accompany all complaints that may be presented. Laid over under the rules.

Rule 6. abolished.

Mr Gillingham, on behalf of the room Committee, moved that Rule 6. be abolished. Agreed to.

Remove bxes Put book cases Files

Mr Gillingham, also moved that authority be given the Room Committee, to remove the boxes and erect cases for Books, newspapers and Pamphlets. Mr Harris amended that the Room Committee prepare a plan and submit to the Board of Directors. accepted by Mr Gillingham and agreed to. It was also agreed that no action should be taken until after conference meeting.

Remarks on death of members

The President spoke of the death of Messrs Weaver, Peoples Fulton, Gray and Little. very feelingly and appropiately of the great loss sustained by the Exchange, and Messrs S. Reeves and Jno. S. Stevens in like manner corroborated the remarks of the President.

Treasurers Report.

Treasurers Report

To Balance on hand May. 23-1891 1951.29

To amt rec'd % Exchge Dept.

From Dues	3115.00	
" Rent of asso.	116.58	
" Corporate fees	265.00	
" Bills Payable	6.500.00	
" Interest	22.97	10.019.55

To amt rec'd % Real Est. Dept.

From rent of offices		2.356.37

To amt rec'd % Exhibition Dept.

From rent of spaces	3.034.98	15.410.9
		# 17.362.1

By amt paid % Exchge Dept.

For Salaries	576.64	
" Interest	84.67	
" Luncheons	265.00	
" Nat asso. Inc &c	913.25	
" Cigars	6.00	
" Telephone	60.00	
" Printg. & advg.	222.60	
" Stats. Stamps &c.	137.13	
" Furniture Pictures	78.00	
" Miscellaneous	209.80	
" Corp fees ret'd	530.00	
" Bills Payble	6.000.00	
" Entertainment	16.25	
" Trade School Ord from Dept	1.106.00	10.207.34

By amt paid % Real Est. Dept.

For Salaries	562.51	
" Coal	117.42	
" Electric Light	109.60	
" Gas	84.60	
" Engineers Dept	10.56	
" Repairs	50.91	
" Miscellaneous	48.15	
" Furniture & Fixtures	242.50	
" % Bldg. alts & Cy Room.	1386.00	2.612.25

By amt paid % Exh. Dept 1.676.19 14.11.95.78

Balance on hand Sept. 21-1891 # 2.866.41

signed Chas H. Russ

Treasurer

On motion Treasurs report was received and directed

to be spread on the minutes

Membership

Membership

Total 292

Corporate 135

Non-Corporate 157 292

average attendance from 6/1- to 9/1- 52.

Adjourned no further business, on motion adjourned

Wm Hardisty
Secretary

Conference 12.27.91

Phila Oct. 27- 1891

A stated conference meeting of all members of the Master Builders' Exchange was held at their Building 18 to 24. So. 7th st. on the above date at 1.30. P.M. First Vice President Mowell Dobbins in the Chair.

On motion of the Secretary, the Superintendent was directed to note the number of members present.

Present. Total. 155

Presidents report The acting President then made a statement of the most important events that had taken place since the last meeting, to wit.

Since our last conference meeting, alterations to our Exhibition Room have been completed, at an expense of about $1700.- which gives much additional exhibition space and, increases the light. The space thus added, when all occupied, will increase the annual receipts of the Exhibition Department, about $1500.-, $700. of which has already been taken.

The Contract for an additional Story on our front building, has been awarded to John R. Wiggins for the sum of $10.836.00. Contract to be completed in three months from date of Contract, Aug. 14. 1891.

Our Trade School opened, the first Monday in September, and we have about 100 scholars. There are still some vacancies in all the branches.

It is proposed to remove the letter boxes on the North side of the Exchange Room and, put in their place, cases suitable for Library and Newspaper racks.

Since our last meeting, we have lost, by death, five of our members, Messrs John J. Weaver, Malalon Fulton, Wm. Gray, Thos. Little and Wm J. Peoples.

Communications.

Communications

Sayward — One from Wm. H. Sayward, the National Secretary dated Oct. 2. 91 – in reference to securing the personal interest – in matters which affect the National body acknowledged by the Secretary. Received and filed.

Sayward — One from Wm. H. Sayward, the National Secretary, dated Oct. 16-1891, covering ten copies of "Code of Practice" for distribution among members. ackldg by the Secretary. Received and filed.

Removal of Letter Boxes — The subject of removal of letter boxes on North side of Exchange Room, which was recommended by the Board of Directors and approved of by the members of the Corporation was, on motion of the Secretary, unanimously approved.

Construction of vaults. Ordinance approved. — The subject of amending an Ordinance, now before the City Councils, regulating the construction of vaults under pavements so that when a pavement is only 8 feet wide, it shall only cost $5.– per foot frontage to construct the same to curb, which was presented by Mr Haddock, in Common Council, was on motion of Mr Harris, approved.

Hon J. W. Post on Trade Customs &c of Mexico & Cuba — The acting President, then in a few well chosen remarks, introduced the Hon. James W. Porch, Ex American Consul General to Mexico, who delivered a very able address upon the subject of the Trade Customs, Buildings &c. of Mexico and Cuba.

Thanks to Post — On motion of Mr Harris, the thanks of the Exchange, was tendered to Mr Porch for his address.

Adjd — No further business, on motion adjourned.

Wm H Martin
Secretary

Corporation Stated Meetg Nov-24-91

Phila. Nov. 24th 1891

A stated meeting of the Corporation (Master Builders' Exchange) was held on the above date at 8. Oclock. P.M. at 18 to 24. So. 7th St. President Geo. Watson, in the chair.

Roll call

Roll Call.

The Secretary moved to dispense with the calling of the roll and, the Superintendent note the members present. Agreed to.

Members present:- Messrs Atkinson & Mayfield, Jos. E. Rowe, A. G. Duninger, Carlisle & Joy, Murrell Dobbins, Jno. C. Ogonson & Son, McAlister Fulton & Co, Jos. D. Hancock, Hartness & Bro, J. M. Harris & Co, Saml. Hart & Son, Irvine & Early, J. Kistenbrock & Son, Geo. T. Payne & Co, J. W. & C. A. Reeves, Stacy Reeves & Sons, Black & Bro, Jno. S. Stevens & Sons, Geo. Watson & Son, D. A. Woolfolk & Co. Total 20.

Minutes.

Minutes

The minutes of the previous stated and Conference meetings were read and approved.

Communications.

Communications

None.

Directors Report.

Report of Board of Directors.

To the members of the Master Builders Exchange.

Gentlemen.

Your Board of Directors, respectfully report that; since last meeting held Sept. 22-1891; the following subjects have been considered and acted upon by the Board. & viz:-

Wires on Roof

A contract has been made with the American District Telegraph Co., granting them permission to place a rack for wires on the roof of our front building.

Mail Chute

The erection of a "Mail Chute" for the use of tenants on the various floors of our building has been approved by the Board and is now in the hands of the Room Committee.

Contracts by Bd. Education

The Legislative Committee are considering the manner of awarding contracts, by the Board of Education.

Steel Ceiling

The Room Committee have been authorized by the Board, to have a "Steel" panelled "Ceiling" placed on Exchange Room Ceiling.

Elec. Wires

Electric wires, throughout the Building, are being overhauled, with a view to greater safety.

Stained Glass

The Building Committee have been authorized to have "stained glass" placed in Transoms of Restaurant windows on the front.

Com. Reports

Reports of Standing Committees.

Membership

Membership. Thos. N. Marshall. Chm. Reports that since last meeting, they have approved of 4 applications for membership = 2 Non-Corporate, one of which was a Re-instatement & 2 Corporate both of which

were change of firm and, one of them from Non-Corpn to Corporate.

Complaint — Complaint Com. Geo. D. Payne, Chm. absent.

Auditing — Auditing Com. A. P. Shannon. Chm. Absent.

Historical — Historical Com. E. M. Harris, Chm. Reports progress.

Exhibition — Exhibition Com. Chas Gillingham Chm. Reports progress.

Trade School — Mechanical Trade School. Geo. Watson. Chm. Reports,

Number of Pupils

Carpentry	16	Blacksmithing	1	Total	61
Bricklaying	6	Painting	2		
Stone Cutting	2	Plumbing	34	(increasing)	

Number of Applications.

Carpintry	40	Blacksmithing	5	Total	146
Bricklaying	29	Painting	7		
Stone Cutting	3	Plumbing	59		

Total number of admissions less, but on the whole a better assortment and attendance. Majority in the City. A greater number of inquiries from other cities, than last season.

23 sets of papers have been sent to different cities where schools are intended to be opened.

Special Com^s — Reports of Special Committees.

Entertainment — Entertainment. E. M. Harris. Chm. Nothing to repo

Defer^d Business — Deferred Business.

The Secretary presented the following amendment to the By Laws, as prepared by the Legislative Committe

Amendment — Section 6. page 25.

6 By Laws. — The President shall also appoint, with the consent of the Board of Directors, a Complaint Committee, to consist of Five members of the Corporation, to act in the following cases:-

If any member of the Exchange, makes any compla against any other member in writing, of facts of a character demanding investigation, it shall be referred to the Complaint Committee for their consideration. The Committee shall furnish the accused member with a copy of the complaint and summon him to appear before them in his own defense After a fair and impartial hearing of both parties together with whatever evidence may be presented: they shall report to the Board of Directors, the result of their investigation with their decision that the accused

member should be either acquitted of the charge, censured, fined or expelled from the Exchange. If the Board approves of the report and decision of the Committee, it shall be final. The accuser in such cases, shall also be summoned to the hearing and, in the event of his failing to appear or, to show that the charges were honestly made or, to substantiate them in some particular, then, he himself shall be subject to the penalties described for the member accused. Laid over under the rules.

New Business

New Business

Mr. E. M. Harris moved that we now go into nominations for Delegates and Alternates to the Sixth Annual Convention of the National Association of Builders.

Nominations for Delegates & Alternates.

The following nominations were then made. viz:- Geo. Watson, Mourell Dobbins, Wm. Harkness: when Mr Irvine moved that the whole membership of the Corporation, be placed in nomination. agreed to.

Judge & Tellers.

The President appointed Mr John E. Evanson. Judge, and Mr Geo. J. Watson and Mr. A. J. Slack, as Tellers. to conduct the election.

Each Delegate First

Mr Saml. Hart moves. 1st. to go into an election for six delegates and. 2nd. for six alternates. agreed to. On motion, a recess of five minutes, was taken, for the purpose of preparing tickets.

Polls open

The President called the meeting to order, and, declared the polls open for the election of Delegates and, the Secretary called the names of those present who voted as their names were called. The polls were then closed. The Tellers then retired, to count the ballots.

Nominate Directors

The President stated that while the Tellers were absent, nominations would be in order for Seven Directors to fill vacancies of those whose terms expired on January 26th. 1891. and for unexpired term of Wm. Gray, deceased. Mr Harris moved, that all members of the Exchange who are eligible, be placed in nomination. The Secretary amends, that, when we adjourn, it be until Tuesday next Dec. 1st at 1.30 P.M. and, that notice of meeting, state for what purpose the meeting is called. Accepted by Mr

All members eligible nominated

When adjourn to

The Judge and Tellers being ready, they report the as follows.

For Delegates.

George Watson.	19
D. M. Harris	19
Wm. B. Irvine	18
Mourell Dobbins	17
Jno. S. Stevens	17
Wm. Harkness	14
Jos B. Hancock.	5
A. G. Duringer	2
Saml. Hart	1
Stacy Reeves	1
Chas. G. Wetter	1

Delegates elected to 6th annual Convention.

and the Secretary announced that the following were elected delegates. viz

George Watson
D. M. Harris
Wm. B. Irvine
Mourrell Dobbins
Jno. S. Stevens
Wm. Harkness

Polls open for election of alternates

The President declared the polls now open for the election of Alternates and, the Secretary proceeded to call the roll, each member voting as his name was called. All the members having voted that desired to vote, the Polls were declared closed and, the Tellers retired to count the vote.

Gillingham proposes Luncheon Moyhlenty amends Joy amends

Mr Chas Gillingham moved, that, at the Annual meeting of January 26. 1892., a Luncheon be prepared and served in our new Restaurant. Mr. J. Moyhlenty amends, that we have a regular Banquet in our Restaurant, on election day. Mr Maurice Joy, amends to have Banquet without charge to members. Messrs Moyhlenty and Joy, withdrew their amendments.

Judge & Tellers Report

The judge and Tellers being ready, they report the following as the result of the ballot for alternates.

Chas Gillingham	16
Wm. B. Carlisle	16
Chas G. Wetter	16
Wm N. Albertson	15

D. A. Woelfper 13
A. G. Buvinger 3
D. A. Moyhlerty 3
Jos. B. Hancock 3
Jacob R. Gaber 2
Jos. E. Brown 1

and the Secretary announced that the following were elected. Alternates.

Alternates elected & 1st annual Convention

Alternates
Chas. Gillingham
Wm. B. Carlisle
Chas. G. Wetter
Wm. H. Albertson
Saml. Hart
D. A. Woelfper.

Judge & Tellers Each Justly thanks

On motion the Judge and Tellers were discharged, with thanks.

Mr Harris amends Mr Gillingham's motion

Mr Harris amends that the Secretary prepare and send postal Cards to each member- Corporate and Non-Corporate, asking if they are willing to subscribe $5.- for a Banquet. Withdrawn

Mr Stevens amends accepted -

Mr Stevens amends that Corporate and Non-Corporate members be invited to partake of the Luncheon on the day of the Annual meeting of the Corporation. Accepted by Mr Gillingham and, Agreed to.

Treasurers Report

Report of Treasurer.

To Balance on hand Nov. 1st- 1891		2.866.41
" amt rec'd. acct Exchange Dpt.		
From rents of Associations	37.49	
" Dues	730.00	
" Bills Payable	7.500.00	8.267.49
To amt rec'd a/c Real Est. Dpt.		
From rents of offices		1.611.90
To amt. rec'd a/c Exhibition Dpt		
From rent of spaces	1.834.07	
" Com. on Telephones	70 1.834.77	11.714.16
		14.580.57
By amt. paid a/c Exchge Dpt.		
For Salaries	288.32	
" Interest	155.84	
" Luncheons	125.00	
" Cigars	57.00	
" Telephones	60.00	
	686.16	

amount brot. ford.	686.16		14.580.57
Ctg & Advg	18.75		
Stnty, Stamps, Periodicals &c.	28.00		
Furniture & Fixtures	27.00		
Bradstreets	130.00		
Miscellaneous	52.59		
Corp fees ret'd	265.00	1207.50	
By amt. paid % Real Est.			
Per salaries	286.23		
" Int. on Bonds	2500.00		
" Coal	24.72		
" Electric Light	135.30		
" Insurance (Elevator)	50.00		
" Engineers Dpt	8.97		
" Repairs	168.30		
" Miscellaneous	129.17		
" Furniture & Fixts.	96.90	3.409.59	
By amt paid % Additions & alterations		7.565.00	
" " " " Exhibition Dpt		1.216.22	13.398.31
Balance on hand Nov. 23-1891			# 1.182.26

(signed) Chas. H. Rewis.
Treasurer

Treas. report rec'd. &c. On motion the Treasurers report was received and directed to be spread upon the minutes

Membership

Total membership		292
Corporate	135	
Non-Corporate	157	292

average attendance Dept & exh. 50.

adjd. On motion adjourned until Sunday next Dec. 1st at 1.30 P.M.

Wm O Carlisle
Secretary

Adjourned Stated mtg. Corporation Dec. 1-91

Phila Dec. 1. 1891

An adjourned stated meeting of the Corporate members of the Master Builders' Exchange was held on the above date at 1.30 P.M. President-Geo. Watson, in the chair.

Roll call

Roll Call

The Secretary moved that the calling of the roll be dispensed with and, the Superintendent note those present. Agreed to.

Members present

Members present: Messrs. W. H. Alberton, Jas. T. Allen & Son, M. D. Andress, Atkinson & Mayhierty, F. A. Ballinger, R. C. Ballinger, R. D. Bancroft & Son, A. R. Barber, D. O. Boorse, Chas. C. Carman, D. S. Creswell, Mowell Dobbins, Wm. P. Fogg, McFetton & Co, Jacob R. Garber, Jas. R. Hancock, Harkness & Bro, S. M. Harris & Co., Irvine & Carty, Jas. Johnston, J. R. McAvoy, Michael Magee & Co, Thos. A. Marshall, Michael Melody, Jacob Moyers, H. McInnes, Geo. F. Payne & Co., Wm. N. Read, J. W. & C. A. Reeves, Stacy Reeves & Sons, Slack & Bro, Wm. Smith, Jno. S. Stevens & Sons, Jas. C. Taylor, J. L. Thorn, Geo. Watson & Son, Jno. R. Wiggins, Frank Williamson, D. A. Woelpper & Co. Total 29.

Communications

Communications.

Forward

1. From the National Executive Committee, dated Boston Dec. 1-1891. containing circular No. 1- with instructions in reference to the 6th Annual Convention which takes place at Cleveland, commencing Monday Jany. 18-1892: Received and directed to be placed on the Bulletin Board.

B. Whitman

2:- From Benj. Whitman, Executive Commissioner of the Pennsylvania Board of World's Fair Managers dated Harrisburg Nov. 25-1891. in reference to application for space. On motion, received and directed to be placed on Bulletin Board.

N. Com. on Lien Law

3:- From National Committee on Lien Law dated Nov. 13-1891. asking for replies to the following questions.

1st. Is the Exchange in favor of a Lien Law.

2nd. If it is, is the present Law of your State satisfactory.

3rd. If it is not satisfactory, what changes would you suggest?.

On motion, the Secretary was directed to send affirmative

Nominations for Directors in order.

The President stated that the nominations were now in order, to fill the vacancies of Seven Directors whose terms will expire on Jany 26th 1892 and, one for the unexpired term of Wm. Gray, deceased.

Gray P. Cox for unexpired term

On motion of Stacy Reeves, Peter Gray, was nominated for the unexpired term, and the nomination closed.

Harris class 1

Franklin M. Harris was nominated to represent Class No. 1 and the nominations closed.

Kisterbock class 3

John Kisterbock was nominated to represent Class No. 3. and nominations closed.

W. W. Stevens & Chas P. Bancroft Class 4

W. W. Stevens and Chas. P. Bancroft were nominated to represent Class No. 4. and, nominations closed.

A. B. Barber & A. Ballinger Class 5

A. B. Barber and A. A. Ballinger were nominated to represent class. 5. and nominations closed.

J. E. Cyanson Class 6

John E. Cyanson, was nominated to represent Class No. 6. and nominations closed.

M. Dobbins & Wm B. Irvine class 10

Mourell Dobbins and Wm. B. Irvine were nominated to represent class 10. and nominations closed

Harris moves amdt to By Laws. Secy. amends.

Mr. Harris moved that the By-Laws be amended so that Corporations may become Corporate members. The Secretary amends to refer to Legislative Committee to prepare proper amendment. accepted by Mr Harris, and, as amended, agreed to.

Harr. proceedgs of Nat Convention slipped to Newspapers

Mov'd Franklin M. Harris moved that the Delegates to the National Convention, be instructed to have the proceedings slipped to the various newspapers, at the same time it is given to the Carpentry and Building. The Secretary amends that all proceedings of the Moidycar meeting and any official proceedings of interest to the public, should also be given to the Press at the same time it is given to the Carpentry and Building. Accepted by Mov Harris and agreed to.

Secy. calls attention.

The Secretary called the attention of the meeting to ordinances now before Committees of Councils, one regulating the placing of rubbish, mixing of mortar or making fires on streets paved with asphalt: and the other, to regulate the charges for the building of vaults under pavements.

adjd.

There being no further business, the meeting adjourned at 2.30 P.M.

Wm O Carling
Secretary

Conference Stated Mtg. Dec. 22. 1891

Phila. Dec. 22. 1891

A stated Conference meeting of all members of the Master Builders Exchange was held on the above date at 18 to 24 So. 7th st. at 1.30 P.M. President Geo. Watson in the chair.

Presents

On motion of the Secretary, the calling of the roll, was dispensed with and, the Superintendent directed to note the members present. Total 166.

President Reports

President's Report.

The President made the following statement as to what had transpired since last conference meeting.

Amendt to By Laws

An amendment to the By-Laws, has been offered, increasing the number of Complaint-Committee and, enlarging their powers.

Delegates

The following have been elected to represent the Exchange at the 6th Annual Convention of the National Association to be held at Cleveland, commencing Jany 18-1892.

Delegates.

George Watson
E. M. Harris
Wm. A. Irvine
Maxwell Dobbins
Jno. S. Stevens
Wm. Harkness

Alternates

Alternates.

Chas. Gillinghams
Wm. B. Carlisle
Chas. G. Wetter
Wm. H. Albertson
Saml. Hart
David A. Woelpper.

Luncheon at annual Mtg

It has been decided that on the day of our annual meeting of Corporate members, a Luncheon will be served, to which all members, are Cordially invited.

Instructions on Nat. Convent

Instructions in relation to the 6th Annual Convention of the National Asso. of Builders are posted on the Bulletin Board.

Letter on Applications for space

Circular letter from B. F. Whitman, Executive Commissioner of the Board of Managers of Penna. to the Worlds Fair, to be held in Chicago in 1893., relative to making early application for Exhibition space, has been received and posted on the Bulletin Board

Mail Chute. A contract for a "Mail Chute" has been made, to be placed in the building for the accommodation of members.

Book Cases. &c. A contract for the erection of Combined Book Cases and Newspaper Files has been awarded to Mahlon Dillon & Co.

Insurance. Additional Supplied Insurance has been placed on the Building for $10.000.—

Caps & Bases Caps and Bases around Iron Columns in the Exchange Room, have been ordered.

Steel Ceiling Contract for a Steel Ceiling in Exchange Room, has been awarded to J. S. Thorn.

Elect. Wiring The Electric wiring of the entire building has been overhauled and made more satisfactory and safer.

Restaurant. The Restaurant is completed except, putting in the Chandeliers and furnishing of room.

Hayward Letter The Secretary read a portion of a personal letter, received from Wm. H. Hayward, Secretary of the National Asso. dated Dec. 15. 1891 containing many suggestions of interest to the Phila. Exchange. which was, on motion, received and filed.

Coulomb. death. The President announced the death of another member (Henry R. Coulomb) since the last meeting and spoke very highly of the esteem in which he was held by the members of the Exchange and other organizations of which he was a member.

Action on Report for Instructor M. T. School. Mr. John S. Stevens called the attention of the meeting to the matter, that an examination was to be held for the position of instructor in the Manual Training School, 17th & Wood streets, and recommending the endorsement of one of our members by presenting the following Preamble and Resolution

Resolutions endorsing J. W. Royer for Instructor Whereas:- We see by advertisement that an examination is to be held on Saturday Dec. 26th for an instructor in Wood Working, in the Central Manual Training School 17th & Wood sts. and,

Whereas:- We learn that our late fellow member Mr. J. Washington Royer, is an applicant for the position, therefore be it.

Resolved:- That the Master Builders Exchange in Convention assembled, endorse Mr. J. Washington Royer as a gentleman fully competent for the position and, recommend his appointment.

as his practical education as a pattern maker and, his long experience as the managing partner of the large Iron Foundry of Royer Bros, where his business experience in reading plans and explaining the same to his workmen, has qualified him in an eminent degree, to act as an instructor of the youth of our city desiring to master the arts of said trades: and. On motion they were agreed to.

Why members should be absent at change hour

The President then announced that the subject for discussion, to wit:- "Why members should be present during change hour", was now in order. and remarks were made in favor of same, by Messrs Jno. S. Stevens, P. M. Harris, James C. Taylor, Stacy Reeves, John Atkinson, and Chas H. Reeves.

Hirsch Motion

Mr Thos. H. Flood spoke in opposition and Mr Hirsch, after asking various questions by way of information, moved, that a special Committee be appointed to consider the subject and, report at a future meeting. Mr Lippincott, amended to refer to the joint committees of Room & Rules and Entertainment: which was further amended by

Lippincott Amends.

Reeves Amends. Refund to Directors

Mr Chas H. Reeves, that none of the Board of Directors or present Committeemen should be on the Committee. It was finally agreed, on motion of Mr. Garrison, to refer the whole subject to the Board of Directors, which was agreed to.

Adjd.

No further business, on motion adjourned at 3. P.M.

Wm Hartwell
Secretary